

REQUEST FOR INDEPENDENT HEARING OFFICER AND OBJECTION TO HEARING-OFFICER LIST

Date: August 7, 2026

To:

Housing Authority of the County of Wayne, Illinois
303 North First Street
Fairfield, Illinois 62837

Re: [REDACTED] — July 27, 2026 Notice of Lease Termination; Objection to Appointment of Executive Director, Subordinate Staff, and Commissioners Dixie Locke, Tim McBride, and Doyle Hucker as Hearing Officers

Dear Housing Authority:

Please accept this letter as [REDACTED] formal objection to the appointment of certain persons from the Housing Authority's approved hearing-officer list or pool in the grievance proceeding concerning the July 27, 2026 Notice of Lease Termination.

Mr. [REDACTED] timely requested a grievance hearing by written request dated August 5, 2026. This objection supplements that request and is submitted for inclusion in the official grievance record.

Under 24 C.F.R. § 966.53(e), a hearing officer must be an impartial person selected by the Public Housing Authority, "other than the person who made or approved the decision under review, or a subordinate of such person."

Executive Director and subordinate staff

Executive Director Kim Musgrave signed the July 27, 2026 Notice of Lease Termination. She therefore made or approved the decision under review and is not eligible to serve as hearing officer under 24 C.F.R. § 966.53(e).

The Housing Authority Secretary, Bookkeeper, and Section 8 Coordinator report directly to Executive Director Musgrave. Because they are subordinates of the person who made or approved the challenged termination decision, they likewise are not eligible to serve as hearing officer in this grievance proceeding.

Mr. [REDACTED] therefore objects to the appointment of Executive Director Musgrave, the Secretary, the Bookkeeper, the Section 8 Coordinator, or any other Authority employee subordinate to Executive Director Musgrave.

Commissioners Locke, McBride, and Hucker

Mr. [REDACTED] further objects to the appointment of Commissioners Dixie Locke, Tim McBride, or Doyle Hucker as hearing officer.

The July 27, 2026 Notice of Lease Termination identifies Ms. Locke as Chairman, Mr. McBride as Vice Chairman, and Mr. Hucker as Secretary of the Housing Authority's governing Board of Commissioners. They govern the institution that issued the termination notice and seeks to terminate Mr. [REDACTED] public-housing tenancy.

The resident does not presently contend that Commissioners Locke, McBride, or Hucker personally made or approved the July 27, 2026 Notice of Lease Termination. The objection is based on the independent requirement that a hearing officer be impartial.

The attached exhibits provide a specific and factual basis for a reasonable concern regarding the commissioners' independence and impartiality. Those records reflect that Commissioners Locke, McBride, and Hucker participated with Authority management in collective communications and decision-making concerning substantial Authority business, including the Resident Commissioner position, communications with county officials, FOIA obligations, fiduciary duty to the law, executive-director hiring and compensation, Authority meeting practices, and records-related matters.

The exhibits are not offered to require resolution of those separate matters in this grievance proceeding. They are offered to demonstrate a documented pattern in which the commissioners exercised Authority governance through collective discussions with management outside the formal governance framework and then proceeded to formal Board action.

A grievance hearing is a quasi-adjudicatory proceeding. The hearing officer must independently apply the lease, federal regulations, grievance procedures, evidentiary safeguards, and other procedural requirements governing the Authority's termination decision. A reasonable resident may question whether commissioners who have participated in a documented pattern of disregarding or circumventing statutory and procedural safeguards in their own governance roles can serve as neutral adjudicators responsible for enforcing those same safeguards in a proceeding that may result in the resident's loss of public housing.

The issue is not whether any commissioner asserts a personal ability to be fair. The issue is whether the circumstances create an objectively reasonable basis to question the commissioner's institutional independence and impartiality. Mr. [REDACTED] respectfully submits, with certainty, that they do.

Requested action

Accordingly, Mr. [REDACTED] requests that the Housing Authority, before selecting a hearing officer, scheduling a hearing, or conducting a hearing:

1. Identify the provision of the resident's lease, incorporated grievance procedure, Board resolution, or other written policy governing selection of hearing officers;
2. Provide a complete copy of the Board-approved hearing-officer list or pool, including each person's name, title, employer, and relationship to the Housing Authority;
3. Confirm in writing that Executive Director Kim Musgrave, the Authority Secretary, Bookkeeper, Section 8 Coordinator, and any other person subordinate to Executive Director Musgrave will not be appointed as hearing officer in this matter;
4. State whether Commissioners Dixie Locke, Tim McBride, or Doyle Hucker made, approved, authorized, directed, voted upon, reviewed, ratified, or otherwise participated in the decision to issue or pursue the July 27, 2026 Notice of Lease Termination;
5. Appoint an independent hearing officer outside the current Board of Commissioners and outside the Authority's internal staff structure, who has not participated in the termination decision, underlying allegations, investigation, evidence gathering, presentation of the Authority's case, or the governance matters identified in the attached exhibits; and
6. Issue a written ruling on this objection and place that ruling, this objection, the attached exhibits, and all materials concerning hearing-officer selection in the official grievance record.

Nothing in this objection waives any right, defense, claim, or objection concerning the validity, service, factual specificity, evidentiary basis, or legal sufficiency of the July 27, 2026 Notice of Lease Termination; the Authority's grievance process; the selection of a hearing officer; the production and use of evidence; or any subsequent judicial proceeding.

Please provide a written acknowledgement to this objection prior to any grievance hearing.

Attached Exhibits:

- Exhibit E - Board Transcript Personal Phone - FOIA NON-Responsive
- Exhibit F - June 18, 2025 – Board Meeting Transcript Retaliatory Ejection
- Exhibit G1 - Resident Commissioner Removal Materials
- Exhibit G2 - Indemnification Materials
- Exhibit G3 - Resident Petition for Removal Materials
- Exhibit G4 - Executive Director Hiring Materials
- Public Access Counselor Determination - 87112, 87230, 87256, and 87464

Respectfully submitted,

/s/



Hi-Rise Resident

Date: August 7, 2026

X
