

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
WEDNESDAY, APRIL 27<sup>TH</sup> , 2016  
1449 JERICHO CIRCLE, AURORA, IL 60506**

**Present:** Bill Powell, Chairman  
Meloyne Wimbley, Secretary  
Rey Cruz, Commissioner  
Scott Voris, Commissioner  
Dave Richert, Commissioner  
Mariana Hill, Commissioner  
Joe Grisson, Commissioner

**Also Present:** Keith Gregory, Executive Director  
Sue Lowe, Director of Housing Choice Voucher  
Maria Godinez, Director of Public Housing  
Jim Cisneros, Director of Maintenance  
Ana Garcia, Executive Assistant

The Meeting was called to order at 4:30 p.m.

**AGENDA ITEMS COVERED**

- Financials
- Staff Reports
- New Business

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Meloyne Wimbley and seconded by Rey Cruz to approve the minutes of the Regular Meeting of March 23rd, 2016. Seven ayes, zero nays. 🌟

**REVIEW OF FINANCIAL REPORTS & LIST OF BILLS**

Mr. Gregory reported a \$26,256 net loss. The loss was categorized into a \$77,050 net loss in Public Housing and a profit of 50,794 in Section 8. Mr. Gregory clarified that the loss was predicted due to the work being done with REAC but a profit is expected to be seen for the May reports. The loss puts the agency at a \$47,449 year to date net profit, making it a break-even year considering the aggressive spending in the last few months. Mr. Gregory also mentioned that the end of the fiscal year report would be presented in a month or two.

**Board Member Question:**

Commissioner Dave Richert inquired on the REAC scores. Mr. Gregory reassured Mr. Richert and the board on the standing of the scores that were covered in the last board meeting. All questions regarding REAC were voiced and settled.

**Board Member Question:**

Commissioner Scott Voris asked for clarification on the difference between expense and budget for Maintenance to which Mr. Gregory replied that the difference was due again to all the work done for REAC. 🌟

**MONTHLY REPORTS**

Mr. Gregory pointed out that the end of the fiscal year 2016 was in March. He explained that the accountants were in the office and would finish wrapping up the closeout of financial accounting as well as performing different activities such as payroll closeouts. The process must be completed by May 31, 2016, but must be done prior to the deadline.

AHA received official notice from HUD stating the agency would be receiving \$206,688 over three years to fund the ROSS program. AHA will be reviewing the grant obligation requirements to work a plan to use every dollar in the best way that it can.

An update was given on the paperless transition that has been implemented in the finance department and the inventory divisions. The AHA plans to expand to include the Public Housing department as well as the HCV department. The AHA anticipates the transition will be completed by the end of the calendar year.

Mr. Gregory and the AHA welcome commissioner Joe Grisson to the Board of Commissioners. Mr. Grisson replaces outgoing commissioner Anthony Stanford.

Mr. Gregory also recognized that the AHA is beginning to gain recognition for being a leader in development for the projects it has executed. The agency, Mr. Gregory explained, is now taking a look at its' own stock of property to determine the next development project. Indian Trail is a potential option but it has been determined that the size is not right, although it is in a high traffic area. The AHA sees an opportunity to merge Maple Terrace and Indian Trail into one development project. At the moment it is being determined how to move forward with the opportunity. The board will be receiving more information over the rest of the year.

**Board Member Question:**

Commissioner Rey Cruz inquired on the notification of the ROSS grant and whether the agency has a plan in writing that would answer all of the questions regarding the functionality of the grant. Mr. Gregory clarified that at the moment the agency was focusing on the required incentives for other agencies that would be participating and that a plan in writing had not been done before but it could get done. Commissioners agreed that it would be necessary to approve as a board rather, it would listen to the plan and give back input.

**Board Member Question:**

Commissioner Cruz asked for clarification whether the development would be AHA or Norther Lights Development Company. Mr. Gregory mentioned that although there is need for someone to organize the process, this project would be different because all

fees and profits would be coming back to AHA. The AHA would also need someone to apply for the tax credits needed for the project and certain development companies know how to do that better than others, so the agency would want to put its best foot forward with the project.

**Board Member Question:**

Commissioner Cruz inquired on the best option as to how to proceed with the project, whether do the project internally or to go through the Northern Lights Development Company. Mr. Gregory clarified that it can be done both ways but if the AHA was to take on the project on its own, HUD would see the money used for the project and determine that the agency would not need the money for the following allocation of funds.

**Board Member Question:**

Commissioner Scott Voris inquired on the projects' structure, would ideas be shared and considered or would the project be built in the same fashion as it is? Mr. Gregory clarified that the agency is known as doing the next big thing and the AHA is being used as a model of an agency that doesn't settle. The agency wants to keep that reputation and construct the buildings efficiently and not as what they are known to be.

**Board Member Question:**

Commissioner Dave Richert asked if the projects would be renovated or rebuilt. Mr. Gregory answered that making the buildings green would be impossible given the materials and current structure. The building would need newer technology, which means the building would have to be new. Chairman Bill Powell added that the buildings can be renovated but given their current state it would take a lot of money that could be used to create a new structure completely.

Director of Public Housing, Maria Godinez, reported 645 applicants on the Public Housing Waiting List, 156 on the HCV waiting list, and 508 on the Project Based Voucher Waiting list. Maria Godinez also reported the fire that occurred at Maple Terrace and noted that the tenant was transferred to a new unit the next day.

**Board Member Question:**

Commissioner Voris inquired on the requirements to keep the HCV and PBV waiting list separate and if families can potentially be on both lists. Mr. Gregory explained that in HUD's eyes they are the same program but they are different sub-programs. For the agency it is easier to keep them separate should the lists close the agency can distinguish between the two. It was also mentioned that families can potentially be on both waiting lists noting that if applicants for PBV are not qualified we look to the HCV list to fill those units.

Director of HCV, Sue Lowe, reported a total of 55 re-certifications completed for the month, and 98 re-certifications in progress. 48 interims were processed, there were 10 briefings, there were 2 port outs, 14 lease-ups, 9 initial inspections, 55 annual inspections, 4 terminations, 2 repayment agreement, a total of 16 PBV vouchers, 23 VASH vouchers and a total of 839 HCV vouchers.

Director of Maintenance, Jim Cisneros, reported that maintenance is currently focused on curb appeal of the properties now that the weather is warming up. Maintenance is also working on keeping up with the improvements that were made for REAC by fixing and changing things that are worn or outdated.

**Board Member Question:**

Commissioner Rey Cruz inquired on the number of maintenance workers on the team. Jim answered that there are 9 but with contractors doing work that they specialize in has helped alleviate the work load from maintenance. The maintenance team now focuses on repairs rather than replacement. 🌱

**NEW BUSINESS**

**Resolution 16-04: Approval of SEMAP Certification**

AHA Board Members approve the SEMAP certification that details information from April 1, 2015 through March 31, 2016 for submittal to HUD.

A motion was made by commissioner Dave Richert and seconded by Rey Cruz to approve Resolution 16-04. Seven ayes, zero nays. 🌱

A motion was made by Meloyne Wimbley and seconded by Rey Cruz to adjourn the meeting. Seven ayes, zero nays.

Meeting adjourned at 5:18 PM.