

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
WEDNESDAY, DECEMBER 16, 2015  
1449 JERICHO CIRCLE, AURORA, IL 60506**

**Present:** Bill Powell, Chairman  
Scott Voris, Vice Chairman  
Meloyné Wimbley, Secretary  
Mariana Hill, Commissioner  
Dave Richert, Commissioner  
Anthony Stanford, Commissioner  
Rey Cruz, Commissioner

**Also Present:** Keith Gregory, Executive Director  
Carlos Guillen, Director of Special Projects  
Sue Lowe, Director of Housing Choice Voucher  
Ana Garcia, Executive Assistant

The Meeting was called to order at 4:32 p.m.

**AGENDA ITEMS COVERED**

- Financials
- Staff Reports

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Scott Voris and seconded by Dave Richert to approve the minutes of the Regular Meeting of December 16<sup>th</sup>, 2015. Seven ayes, zero nays. 🌟

**PUBLIC COMMENTS**

There were no public comments. 🌟

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

Mr. Gregory reported a \$192,000 net loss agency wide bringing the year-to-date profit to \$120,000. Mr. Gregory went on to say that this size loss was because HUD withdrew \$150,000 from our Section 8 funds. Mr. Gregory explained that the agency cut costs elsewhere to make up for what was taken away. Low Income Public Housing had a \$5,000 net loss for the month, while Section 8 had \$85,000 net loss.

**Board Member Question:**

Commissioner Scott Voris asked how we know when they take that money out, do they give a forewarning. Mr. Gregory mentioned that HUD lets the agency know what the agency will have, five days before the first of the month.

**Board Member Question:**

Commissioner Voris inquired about the determining factors that lead to the quantity of money that will be withdrawn from the funds, whether it is based on size of the agency or its' profitability. Mr. Gregory answered that it is based on profitability. HUD takes a look at the NRAs, Non Restricted Assets. The NRA's are savings from previous years. When HUD sees that, they shorten the agency's money because the agency has enough cushion there to keep it running. In the end, they're not really taking money, rather it is a shifting of the assets.

**Board Member Question:**

Commissioner Dave Richert asked how the agency determines where to make cuts to make up for the loss of those funds. Mr. Gregory answered that it depends on what we have, if there are terminations in that month, we don't proceed immediately to give those vouchers out. The agency also holds out on any upgrades that we were planning for the month.

**Board Member Question:**

Mr. Richert requested the amount the agency saves by not giving the voucher out to an applicant. Mr. Gregory responded with an amount in between \$1,300 and \$1,500, and that most of the cuts happen on the operational side which end up saving the agency the most money. 🍀

**MONTHLY REPORTS**

Mr. Gregory began by explaining that two major things happened towards the end of the year. The first is that budget processing will be different this time around. Mr. Gregory will be going department to department asking what they will be working on for the year and identifying funding sources. The plan will be sent out to the board approximately 30 days before it is brought for approval. The goal is to get it out in the beginning of February, and have a few sessions where board members can ask questions about what they're seeing on the budget report before it is sent out for market approval.

The second major thing that happened-- the audit of the fiscal year from April 2014 through the end of March 2015 will be coming in, in the next day or two. Mr. Gregory reminded the board that only 3 months of the 2015 calendar year will be reported on the audit. Director, Keith Gregory, gave an idea of what to expect on that audit including a \$311,000 net loss compared to the projected net loss of \$386,000.

Mr. Gregory continued to inform of the finalization of the Eastwood Community center renovations in the next week or two. Commissioner Anthony Stanford inquired if there would be a grand opening for the center, to which Mr. Gregory answered that since it is winter it would be hard to get people to show up. Mr. Gregory went on to say that the agency would continue pushing upgrades into its communities such as the one done at Eastwood.

Director of HCV, Sue Lowe, reported a total of thirty-two re-certifications completed for the month, and sixty-two re-certifications in progress. Thirty-three interims were processed, twenty-three were reissued, there were three port outs, fourteen lease-ups, twelve initial inspections, forty-eight annual inspections, five terminations- three absorbed and two voluntary, one repayment agreement, a total of seven PBV vouchers, seventeen VASH vouchers and a total of eight-hundred and fifty HCV vouchers. Questions were voiced and settled. 🌟

### **OLD BUSINESS**

There was one resolution tabled for approval at this board meeting and the approval of salary change for Keith Gregory.

#### **Resolution 15-11: Approval of Procurement Policy**

AHA Board Members approve the policy that outlines the process in which business to be transacted or potentially transacted business between AHA and Northern Lights has to go through legal review before it can be awarded a contract.

A motion was made by commissioner Rey Cruz and seconded by Meloyne Wimbley to approve Resolution 15-11. Seven ayes, zero nays. 🌟

#### **Approval of Salary Change for Keith Gregory**

AHA Board Members approve the proposed four percent raise for Executive Director, Keith Gregory.

##### **Board Member Question:**

Commissioner Voris asked whether there was an update to the contract or if it was only a monetary change in salary. Chairman, Bill Powell, answered that it would only be a raise without any update to the contract.

A motion was made by Dave Richert and seconded by Rey Cruz to approve Keith Gregory's salary change. Seven ayes, zero nays. 🌟

#### **On Site Review Updates**

Mr. Gregory informed the board that due to the slow pace of the month of December there was nothing substantial to present this week.

### **NEW BUSINESS**

#### **Resolution 15-13: Approval of the 2016 Aurora Housing Authority Annual Plan Submission**

AHA Board of Commissioners approves the attached Standard AHA Annual Agency Plan and the Five Year Plan for the fiscal year beginning April 1, 2016.

##### **Board Member Question:**

Mr. Voris requested Keith to go over three paragraphs on the proposal. Keith elaborated that paragraph one's phrasing allows AHA to sell the two properties that were

previously approved and does not allow HUD to take away their disposition. Paragraph two focuses on being actively involved with Brinshore for more scattered site developments. It allows HUD to know that we will actively bring these projects to them. While paragraph three focuses on converting Public Housing Stock to Section 8 stock through the process of PBV. Mr. Gregory clarifies that even though it is on the proposed plan it does not mean that it will happen, it only informs HUD of our future plans.

**Board Member Question:**

Commissioner Voris asked for a clarification on the whether or not the sites would be automatically approved. Mr. Gregory clarifies that it does not. He continues to say that the document is just a vision of what the agency is likely to pursue and we would still need to get separate approval for the sites.

**Board Member Question:**

Commissioner Voris asked whether the redistributing of Public Housing into Section 8 stock would give HUD any problems. Mr. Gregory answered that it does not and that the process is fairly common. He mentions that AHA had not begun to do it because the agency was trying to build its internal capacity. Again, he mentions that it does not mean it will happen right away but if the agency ever decided to go ahead and do it the language does have to be in the plan.

**Board Member Question:**

Commissioner Voris asked to clarify how the agency has 850 HCV units when there is a total of 893. Keith Gregory explained that AHA has 893 vouchers but what keeps the agency from getting them all out is the lack of funds.

**Board Member Question:**

Chairman Bill Powell asked why the agency still has two properties that were approved to be discarded. Mr. Gregory explains that the houses need to be sold at HUDS appraisal value otherwise they cannot get rid of them. He explains that the properties have mold issues and seeping issues. The agency has had offers but no one is interested in purchasing them at the appraisal value. Commissioner Richert offered to take a look at the homes.

A motion was made by Scott Voris and seconded by Dave Richer to approve Resolution 15-13. Seven ayes, zero nays. 🗳️

**Approval of 2016 Board Meeting Schedule**

A motion was made by Meloney Wimbley and seconded by Scott Voris to approve the 2016 Board Meeting Schedule. Seven ayes, zero nays. 🗳️

The Board Meeting adjourned at 5:00 p.m.