

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, FEBRUARY 24TH, 2016
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

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

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

AGENDA ITEMS COVERED

- Public Comments
- Financials
- Staff Reports

READING AND APPROVAL OF THE MINUTES

A motion was made by Meloyné Wimbley and seconded by Mariana Hill to approve the minutes of the Regular Meeting of January 27th, 2016. Six ayes, zero nays. 🗳️

PUBLIC COMMENTS

Robert Johnson a resident of Centennial House spoke on his concerns regarding payment site, parking rules, and the process after receiving a letter of termination. Mr. Gregory clarified the concerns and recommended the tenants to speak with property managers. Mr. Johnson believed the managers were being aggressive in regards to collecting late payments. Bill Powell clarified that the agency is raising its standards to HUD's expectations, as the agency had not been collecting rent as it should have. 🗳️

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported a \$98,000 net loss agency wide bringing the year-to-date profit to \$366,000. The cause of the loss is mostly because the agency is pushing for REAC. The agency is purchasing the required materials for maintenance staff and the agency will be expecting a loss

for February for this same reason. Mr. Gregory broke down the loss further explaining PH had a loss of \$45,000 and HCV had a loss of \$53,000. He clarified that the HCV year to date profit stood at \$550,000.

Board Member Question:

Commissioner Scott Voris presented his concern. He explained that Public Housing is showing a trend of loss and the other programs are having profits. He elaborated and asked how the agency determines what is good and what does not work for the agency. Mr. Gregory answered that is easier to see the two programs as separate businesses and answered that there is no bad place for profits. Mr. Gregory did point out that it is riskier to have funds in HCV, as it gets funded every three months, whereas Public Housing only gets funded once a year. HUD looks at the HCV budget and tries to adjust every three months from what was spent. Public Housing on the other hand, at the end of the year when there is profit it holds on to it as equity. It is always preferred to have profit in Public Housing. Mr. Gregory also clarified that any cut backs that AHA has received is due to the pressure that HUD is under, and what the agency can do is be creative with the accounting to use every dollar in the best way.

Board Member Question:

Commissioner Voris inquired on the process of breaking down the Central Office Costs between PH and HCV. He asked whether it was a clear cut process or if this was an area in which a little creativity is involved. Mr. Gregory stated that it is more of a grey area because certain departments perform work that benefits both the PH and the HCV programs. He went on to say that it is about understanding the rules and how to manage the accounting in a way that better suits the agency as a whole. 🗨️

MONTHLY REPORTS

Mr. Gregory began with AID and their current expansion into Maple Terrace to further provide services to any residents. They are also looking at other possible spaces to use at the other sites.

Mr. Gregory continued with the Emmanuel House Scattered Site Development project update. Meetings have begun to take place in regards the the upcoming project, although it is only in proposal stages.

Board Member Question:

Commissioner Voris inquired on the number of units that would come of this project to which Mr. Gregory answered that the original number was 60 but the agency would have to determine what would make the most sense given the financial situation. Mr. Voris inquire on the number of units to be in compliance. Mr. Gregory responded that technically it is 60 but he will be having a meeting with HUD because there is a lot of confusion on what counts. Mr. Gregory mentioned that originally all the units from Brinshore counted and anything after that would be driven by the needs of the waiting

list. The face to face meeting would clarify the agreement with HUD to see what units counted and which did not.

Board Member Question:

Commissioner Voris asked what type of units they would be. Whether they are scattered sites or multi unit. Mr. Gregory clarified that they would be multi-unit.

Board Member Question:

Mr. Voris inquired if the project would help close out the VCA. Mr. Gregory replied that it is his hope but the project is much more than that. It represents what the agency should be. Providing affordable housing while accomplishing other things such as sending their kids to college or going into home ownership etc.

Mr. Gregory also announced that the AHA has been in discussion with The Community Builders and the City of Aurora in regards to a developmental opportunity in the downtown area. He promised to present the information in the upcoming meetings as it is a promising project that would help build the culture in the downtown area.

Director of Public Housing, Maria Godinez, reported 1143 applicants on the Public Housing Waiting List, 156 on the HCV waiting list, and 292 on the Project Based Voucher Waiting list. Ms. Godinez also informed the board on the events held throughout the sites.

Board Member Question:

Commissioner Dave Richert inquired on the number of staff Maria oversees. Maria clarified that she oversees 7.

Board Member Question:

Commissioner Voris asked whether they were all property managers and inquired on the training the staff receives. Maria responded that she oversees property managers as well as the occupancy department. She also mentioned that there is always ongoing training and the staff would be attending a McKay training. Mr. Gregory added that the staff is now going through more rigid training done in-house and also the staff is presented with a test to maintain job competency.

Director of HCV, Sue Lowe, reported a total of 42 re-certifications completed for the month, and 77 re-certifications in progress. 59 interims were processed, there were 12 briefings, there were 0 port outs, 12 lease-ups, 11 initial inspections, 53 annual inspections, 4 terminations, 0 repayment agreement, a total of 10 PBV vouchers, 21 VASH vouchers and a total of 840 HCV vouchers. Questions were voiced and settled.

Director of Maintenance, Jim Cisneros, explained the focus on the REAC inspections coming up and explained all the work that is being done to insure a good score.

Board Member Question:

Commissioner Meloyne Wimbley inquired on the finalization of the Eastwood center. It was clarified that it would get done after REAC and perhaps have a finished date towards the end of March.

Board Member Question:

Ms. Wimbley inquired on the schedule of the property managers and the online payment system. It was settled that the agency would have set hours for the property managers and that the tenants would know of them. As for the online payment system it continues to grow and will full online payment system for all tenants by late spring/early summer. 🙄

OLD BUSINESS

Mr. Gregory gave a short powerpoint presentation that explained the Operating Budget for 2017 fiscal year.

NEW BUSINESS

Discussion: Fiscal Year 2015 Audited Financial Statements

No questions were presented for the topics.

Resolution 16-01: Approval of Online Privacy Policy and Website Payment Refund Policy

AHA Board Members approve the policy that outlines the privacy and refund policies that are needed to govern the new aspect of operations of the AHA.

Board Member Question:

Commissioner Voris inquired where the policy came from whether done with the legal team or whether it is an existing policy elsewhere that we are adapting for our agency. Mr. Gregory clarified that it is driven only because we have an online portal. The bank provides us with the privacy policy.

Board Member Question:

Commissioner Dave Richert asked if the bank is in charge of firewalls. Mr. Gregory responded that the processor is actually the one that is in charge of that.

Board Member Question:

Commissioner Dave Richert questioned if the agency is confident with the processor. Mr. Gregory responded that it is. They are a vendor for Visa, Mastercard, Discover, and American Express. He also added that other businesses use this vendor too.

Board Member Question:

Commissioner Voris asked to clarify what no refund meant. Mr. Gregory responded that if there is an issue at hand the bank would provide us with a file to review the case and we would be making adjustments to the account that had the issue in the first place.

A motion was made by commissioner Meloyne Wimbley and seconded by Scott Voris to approve Resolution 15-11. Six ayes, zero nays.

Resolution 16-02: Approval of the Fiscal Year 2017 Operating Budget

AHA Board Members approve the proposed operating budget for FY2017

A motion was made by Scott Voris and seconded by Mariana Hill to approve the operating budget. Six ayes, zero nays. 🗳️

The Board Meeting adjourned at 5:33 p.m.