

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

**Present:** Meloyne Wimbley, Secretary  
Scott Voris, Commissioner  
Joe Grisson, Commissioner

**Also Present:** Keith Gregory, Executive Director  
Vanessa Burciaga, Executive Assistant  
Maria Godinez, Director of Public Housing

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

**AGENDA ITEMS COVERED**

- Financials
- Old Business
- New Business

**READING AND APPROVAL OF THE MINUTES**

Approval of minutes for June 22, 2016 are to be approved on the next board meeting on August 24, 2016

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

Mr. Gregory reported an \$87,000 net profit. The profit was categorized into a \$318,000 net profit in Public Housing and a loss of \$50,000 in Section 8. Mr. Gregory explained there will be adjustments on both programs to charge more as long as we can substantiate the change to lessen the burden of the program. Accountants will be taking a look at any allocations to the programs.

**Board member Question:**

Commissioner Scott Voris inquired about the allocation process, if HUD will come in and securitize the allocations or is it just a third party that will look at the process. Mr. Gregory explained the auditors always looks at the allocations, but HUD does not come in unless we are in trouble. The auditors will look at the allocations to make sure we can support the allocations.

**MONTHLY REPORTS**

Mr. Gregory stated that Comcast and the Aurora Housing Authority will be partnering on two events in August at Maple Terrace and Eastwood, which will also be a combination of awareness events and a back to school event. The housing authority is also using the fields behind the Jericho building, mostly for soccer practice that is free of charge. A resolution about Energy Performance Contract, where there will be upgrades to the lighting systems and

retrofitting of controls, water conservation activities and in-unit thermostat. Where there would be an estimated savings of \$69,185 per year. Lastly, the AHA will be doing an appreciation event for the Aurora Police Department in August to show them we will respect what they do for us.

**Board Member Question:**

Commissioner Scott Voris inquired about the payback periods and why are some of the pay back periods completely different than others. Mr. Gregory stated that short term pay back periods help pay the long term periods. This is a really great opportunity to modernize the housing authority.

**Board Member Question:**

Commissioner Meloyne Wimbley inquired if the events at Maple Terrace and Eastwood will be publicized prior to the residents. Also if at these events, will somebody be explaining in further details what the partnership will do for the residents. Mr. Gregory stated there is going to be flyers and posts about the events. Also Comcast will be at these events to further explain all the details.

**Board Member Question:**

Commissioner Scott Voris inquired more information for the resolution 16-07. Mr. Gregory stated that this resolution is a tax abatement program in Dupage for landlords that are involved in affordable housing authority. The program is not in the City of Aurora, so we have to sign an intergovernmental agreement with the Dupage county, to implement that the landlords in this area will get a deduction off their taxes.

Director of Public Housing, Maria Godinez, reported 626 applicants on the Public Housing Waiting List, 149 applicants on HCV waiting list, 790 applicants for the Project Based Voucher waiting lists. Maria stated they completed the purge that ended on July 8<sup>th</sup>, those we did not respond have been removed and will have to reapply to get benefits in the future. Case workers all conducted 45 annual re-certifications and 15 interim re-certifications. There was also 7 recoupments processed, an estimated total was \$10,000. Maria Godinez also listed the activities taking place at each site during August.

Director of HCV, Sue Lowe was not present, nor was Director of Maintenance Jim Cisneros, Mr. Gregory inquired if anyone had any questions about their reports.

**Board Member Question:**

Commissioner Scott Voris inquired about the Fox Prairie Homes, what is the end total and when will the construction be completed. Mr. Gregory stated that there is a total of 40. The construction should be completed by the end of the year and ready and leased for next year, spring.

**Board Member Question:**

Commissioner Scott Voris inquired about the total number of 822 for the Total HCV Vouchers, if that is abnormally high. Mr. Gregory stated that we have changed our reporting and adding in the port housing, per HUD and to show a clearer picture.

**Board Member Question:**

Commissioner Scott Voris inquired about if that is the number we use to manage the section 8 profitability, such as the outstanding number of vouchers is what we use as a factor to manage profitability. Mr. Gregory stated that there are other factors to measure the profitability. There is two ways that Section 8 one is from the admin fee, which we use to operate and the other that is referred to hat funds, which goes to the landlords. It all depends how we operate the money, which depends how much we will receive from HUD. Mr. Gregory stated that Sue and her team know how to balance out, when we need to lease, or port in. 🗨️

**OLD BUSINESS**

Mr. Gregory stated that there is no old business to discuss. 🗨️

**NEW BUSINESS**

Mr. Gregory stated that in August we will be starting our audit and the board members will be getting information. Mr. Gregory also stated that the Scholarship Gala was a successful event and looking forward for next year. Mr. Gregory also stated the board cannot approved any resolutions due to the factor of only have 3 board members present.

**Board Member Question:**

Commissioner Scott Voris inquired about the recipients and the dollar amounts. Mr. Gregory stated we only did 3 scholarships in a total of \$17,500, the average scholarship was \$5,800.

**Board Member Question:**

Commissioner Scott Voris inquired about the process the committee goes through to choose the recipients. Mr. Gregory stated that the scoring system consisted of GPA, difficulty of major, residency, and the difficulty of getting into a college.

Mr. Gregory also stated for the next year, the scholarship event will be announced earlier and marketed more to be able to have more recipients for the following year.

Commissioner Meloyne Wimbley stated that for next year, we should market more towards our AHA residents and make flyers to make the event more public. 🗨️

A motion was made by Meloyne Wimbley and seconded by Joe Grisson to adjourn the meeting. Three ayes, zero nays.

Meeting adjourned at ~5:06 PM. 🗨️