

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
WEDNESDAY, MARCH 23<sup>RD</sup>, 2016  
1449 JERICHO CIRCLE, AURORA, IL 60506**

**Present:** Bill Powell, Chairman  
Meloyne Wimbley, Secretary  
Rey Cruz, Commissioner  
Anthony Stanford, Commissioner

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

The Meeting was called to order at 4:33 p.m.

**AGENDA ITEMS COVERED**

- Financials
- Staff Reports

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Meloyne Wimbley and seconded by Anthony Stanford to approve the minutes of the Regular Meeting of February 24th, 2016. Four ayes, zero nays. 🗳️

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

Mr. Gregory reported a \$143,000 net loss. The loss was categorized into a \$9,000 net loss in Public Housing and the remaining \$132,000 loss in Section 8. Mr. Gregory clarified that the loss was due to HUD holding back approximately \$200,000 from the funds. The board members were also informed that in the next financial report the agency is expected to show a loss due to REAC.

**Board Member Question:**

Commissioner Rey Cruz inquired whether the funds were being held back in all agencies or if it was just AHA. Mr. Gregory answered that the funds were being held back across the board. Mr. Cruz asked whether the agency is in a comfortable position with the income in terms of the health of the organization. Mr. Gregory answered that the agency is at a comfortable state. 🗳️

**MONTHLY REPORTS**

Mr. Gregory began by congratulating the agency on its performance and scores on the REAC physical inspections. The scores for family site and the apartment sites were 80/100 and 59/100 respectively. Focus was placed on the improvement from last year's scoring at the apartment

sites. A 25 percent increase was noted. As for the family sites the score was high enough to exempt the family sites from a 2017 inspection.

An update on CTI was also given by Director Keith Gregory. Currently the agency is working on collecting data needed by the agency's EPC Partner and will be followed by the investment grade energy and financial audit.

The last topic covered in the executive report pertained to the AHA internship program. The agency is working with Dr. Adrienne Holloway to attract 3-5 students and give them a rotation based experience with AHA. Mr. Gregory explained that this year the agency is expecting a more diverse selection of colleges and potentially interior designer majors and architects to help direct the path of what the agency aims to achieve.

**Board Member Question:**

Commissioner Cruz inquired on the for-profit or non-profit status of the agency's EPC partner and whether we would be receiving competitive proposals to determine the contractors on the job. Mr. Gregory answered that our EPC partner is for profit and the consultant would be going out and finding the companies themselves and to insure savings. Mr. Gregory added that an additional piece would be presented for the board to approve about the long payback period.

**Board Member Question:**

Commissioner Cruz inquired whether AHA, a federal agency, could participate in State of Illinois similar programs. Mr. Gregory answered that the agency is able to and in the past the agency did receive a grant through the University of Illinois funded by the state, that allowed the agency to make improvements that it already had.

**Board Member Question:**

Secretary of the Board, Meloyne Wimbley, inquired on future inspections that would be on going at the sites. Mr. Gregory answered that city inspections and other inspections would still be ongoing even though the REAC score exempted the agency from a 2017 inspection. The director also explained that the maintenance team would be doing quarterly inspections to keep issues from accumulating.

Director of Public Housing, Maria Godinez, reported 670 applicants on the Public Housing Waiting List, 156 on the HCV waiting list, and 462 on the Project Based Voucher Waiting list. It was also determined by Ms. Godinez and director of special projects that the next tier upgrade unit will be 2450 Ridge Ave. Ms. Godinez also informed the board on the events held throughout the sites.

Director of HCV, Sue Lowe, reported a total of 40 re-certifications completed for the month, and 80 re-certifications in progress. 46 interims were processed, there were 20 briefings, there were 4 port outs, 13 lease-ups, 17 initial inspections, 49 annual inspections, 6 terminations, 3

repayment agreement, a total of 13 PBV vouchers, 22 VASH vouchers and a total of 843 HCV vouchers.

Director of Maintenance, Jimmy Cisneros was absent from vacation. Mr. Gregory encouraged the board to ask questions if they had any regarding REAC.

**Board Member Question:**

Chairman Bill Powell inquired on the specifics of what the agency should place its focus on when it comes to REAC. Mr. Gregory answered that the agency is no longer focusing on the exterior like before, and it will be placing focus on the small things that were missed during REAC. Additional comments were made and settled regarding the inspector.

**Board Member Question:**

Commissioner Cruz asked whether the agency was doing any advertising about the score the agency received for the inspection. Mr. Gregory answered that the agency has come a long way since 2012 due to its team effort and recognized that now would be a good time to advertise the news. 🗣️

**NEW BUSINESS**

**Resolution 16-03: Approval of Write Off of Uncollectible Balances**

AHA Board Members approve the policy that details the quantity of uncollectible balances from tenants.

**Board Member Question:**

Chairman Bill Powell asked if the determined amount came directly from tenants. Mr. Gregory answered that it is debt from tenants that have not paid in over 90 days. Mr. Gregory explained that debts are sent to collection agencies and sometimes we do get some money back. Mr. Gregory also clarified that if the tenants applied for housing elsewhere, the applicant would have to pay the debt they owe to the agency first.

A motion was made by commissioner Rey Cruz and seconded by Anthony Stanford to approve Resolution 16-03. Four ayes, zero nays. 🗣️

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

A motion was made by Rey Cruz and seconded by Meloyne Wimbley to go into executive session. Four ayes, zero nays. 🗣️

Meeting adjourned at 4:59