

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, MAY 25TH, 2016
1449 JERICHO CIRCLE, AURORA, IL 60506**

Present: Bill Powell, Chairman
Meloyne Wimbley, Secretary
Scott Voris, Commissioner
Dave Richert, Commissioner

Also Present: Keith Gregory, Executive Director
Vanessa Burciaga, Executive Assistant
Meghan Turley, Occupancy Specialist

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

A motion was made by Scott Voris and seconded by Meloyne Wimbley to approve the minutes of the Regular Meeting of April 27th, 2016. Four ayes, zero nays. 🌟

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported a \$137,000 net profit. The profit was categorized into a \$125,000 net profit in Public Housing and a profit of \$12,000 in Section 8. Mr. Gregory clarified that the profit is very high since it is the beginning of the fiscal year. The expenses paid during the month of April were expensed for last fiscal year since they were expenses for REAC. 🌟

MONTHLY REPORTS

Chairman Bill Powell explained that the monthly reports on the agenda would be skipped during this board meeting. 🌟

OLD BUSINESS

Mr. Gregory began with the news of the ROSS grant that was received by the AHA. The grant is in the amount of \$208,000 spread over three years (~76,000/year). AHA had to get approval from HUD to utilize internal staff to coordinate the project in order to maintain a strong connection between tenants and property managers. In this manner the property managers as well as the tenants would be informed about the services provided by the program. AHA also plans to hire on a consultant for the program in order to provide someone the tenants would feel comfortable talking to, should they need it.

Board Member Question:

Commissioner Scott Voris inquired on the plans alignment with what the program is intended for. Mr. Gregory assured the commissioners that the direction in which AHA wants to take the program to has been approved by HUD as there are existing guidelines for the program.

Board Member Question:

Commissioner Dave Richert questioned whether issues would arise from the property managers running ROSS as tenants currently have issues contacting them when needed. Mr. Gregory clarified that the reason for the property managers not having set hours is that they were working in clusters to learn as much as possible but as early as June the managers would be having set hours to cover all sites.

Board Member Question:

Mr. Richert asked for the clarification of the main goals of the program and how the success would be measured. Mr. Gregory answered that the ROSS program will be there to offer services that will aid tenants in achieving new levels of self-sufficiency. It is also the goal of AHA to get the tenants resources that already exist in the community that they might have not known of. Through the program tenants will be more independent by providing job training and ways to further their education. As for the measurement of success, HUD already has existing guidelines to measure the success. Example: Number of people that are connected to existing services

Board Member Question:

Mr. Voris assured his understanding of the program and the AHA's goals to make the program a success, but he also expressed his concern as to the level of attention the property managers would give the program as they already have existing duties that have to be done. Mr. Gregory assured the board letting them know that the previous time the AHA had the ROSS grant there weren't any LIPH caseworkers. The existing LIPH workers take care of some of the duties property managers were in charge of. With this delegation of duties the property managers would have the time and attention to execute the program.

Board Member Question:

Mr. Richert inquired on the specifics of the budget, how will the money be spent and where will it go? Mr. Gregory responded with HUD's guidelines for the budget. HUD, for example, states that 30% of the budget can be used for salaries. Mr. Richert asked if this would help offset salaries for property managers. Mr. Gregory answered that it is a financial benefit as it saves money as an agency. Mr. Gregory continued to explain that there are also guidelines as to how much can be spent on training, and program building resources.

It was established that the board would be receiving updates on the program through Maria Godinez' Public Housing report at the board meetings. 🌟

NEW BUSSINESS

Commissioner Richert began by explaining his concerns over the NLDC. He began by stating that NLDC was created to have freedom, and to have some money coming back, or NLDC non-profit so the agency could provide more services for residents meaning specific programs. At the time of approval the money that came back would go back to benefit the residents. Mr. Richert explained that he is not pleased with what he is seeing, as programs have not been established to benefit the residents.

Mr. Gregory answered Mr. Richert's questions but Mr. Richert was still concerned with NLDC. Mr. Gregory went on further and explained that the lack of programs being executed was because of the age of the NLDC. He explains that the development company is still young and has not been as proactive/ active in establishing that side of the company. He pointed out that NLDC is a big sponsor for the scholarship gala. He continued, the agency has been run more like a business, as he is a business minded director, and stated that unfortunately the company has not focused on the development company's efforts on being more resident oriented. Mr. Gregory proposed having board members sit down and develop ideas that will aid this fall back.

Commissioner Richert finalized his concern saying that it is not something that should just be worked on, that it is what the NLDC should be, as it was created for that same reason.

Board Member Question:

Dave Richert inquired on the schedule for the board meetings at NLDC. Mr. Gregory answered that they are now held quarterly, but as of right now they are running late on their second meeting. The last time a board meeting was held was back in January.

Board Member Question:

Mr. Richert asked who has the final say at NLDC. Mr. Gregory answered that it is the same as AHA. Mr. Richert asked if there was anything that was done in the past 5 months that required board approval, as the last board meeting was held in January. Mr. Gregory answered that at NLDC emails are usually used to get approval.

It was determined that AHA Board does have a say on the direction of the NLDC. All questions were voiced and settled. 🟡

Resolution 16-05: Approval of Project Based Voucher Allocation to The Community Builders for Coulter Court Apartments

AHA Board Members approve the allocation of vouchers to The Community Builders for Coulter Court Apartments.

A motion was made by Meloyne Wimbley and seconded by Scott Voris to approve Resolution 16-05. Four ayes, zero nays. 🟡

A motion was made by Scott Voris and seconded by Dave Richert to adjourn the meeting. Four ayes, zero nays.

Meeting adjourned at ~6:00 PM.