

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
WEDNESDAY, July 23, 2014  
1630 W. PLUM ST., AURORA, IL 60506**

**Present:** Henry Champen, Chairperson  
Bill Powell, Vice-Chairperson  
Mattie Coble, Secretary  
Scott Voris, Commissioner  
Dave Richert, Commissioner

**Also Present:** Keith Gregory, Executive Director  
Maria Godinez, Director of Public Housing  
Jim Cisneros, Director of Maintenance  
Lauren Avey, Executive Assistant

**Absent:** Rey Cruz, Commissioner  
Sue Lowe, Director of HCV  
Carlos Guillen, Director of Special Projects  
David Kramer, Director of Compliance

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

**AGENDA ITEMS COVERED**

- Review of Financials
- Monthly Staff Reports

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Scott Voris and seconded by Mattie Coble to approve the minutes of the Regular Meeting July 25, 2014. 5 ayes, 0 nays, motion carried.

**PUBLIC COMMENTS ON AGENDA ITEMS**

No public comments on agenda items.

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

Keith Gregory states that the Aurora Housing Authority experienced a \$239,365 net loss for the month of June. This loss is largely attributed to the shift of funding from HUD, which reduced the HCV program funding for June by \$300,000. The Public Housing Program noted a \$75,000 net profit for the month of June, and a \$231,000 net profit year to date. The HCV Program suffered a \$236,000 net loss for the month of June, and an \$181,000 net loss year to date.

**MONTHLY REPORTS**

Keith Gregory welcomes everyone to the new AHA office! All major construction has been completed, and all employees will be relocating shortly. The AHA plans to start work on the new parking lot at Jericho late August, with exterior work planned for next Spring. There will be a grand opening celebration set for late August. The AHA recently received their preliminary REAC scores, in which we received an average passing score of 71. The maintenance department is currently constructing a plan of action in order to address issues in the HUD reports.

Maria Godinez reports that the Public Housing Waiting List currently holds just under 1,000 applicants. There were a total of 97 notices served, and 5 attorney referrals. There were a total of 3 evictions. The HCV Waiting List currently holds about 250 applicants. Next week, the AHA plans to have a purge of the waiting list. Letters will be sent to applicants, in which will contain an update form. These update forms will be due back no later than August 15, 2014.

Jim Cisneros reports that the maintenance department completed eight unit turn-overs for the month of June. The maintenance department is somewhat disappointed about the recent REAC scores. The maintenance department hopes to take a training course, in order to help identify problems that need to be addressed. Hydraulic testing was performed at Maple Terrace and Centennial House. Maintenance been working on multiple projects, including: new cabinet installations, replacement of bath tubs, annual inspections, city inspections, water meter exchanges, and electric meter replacements. Jim Cisneros also states that he has enjoyed working with our interns, and has gained a lot of insight through-out the internship program.

**NEW BUSINESS:**

There is no new business at this time.

**REDEVELOPMENT ISSUES**

There is no new information at this time.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

No public comments on non-agenda items

A motion was made by Bill Powell to close the Regular Meeting June 25, 2014. The motion was seconded by Scott Voris. 5 ayes, 0 nays, motion carried.

**The Regular Board Meeting was adjourned at 6:00 p.m.**