

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, FEBRUARY 26, 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

Absent: Rey Cruz, Commissioner

Also Present: Keith Gregory, Executive Director
Maria Godinez, Public Housing Program Manager
Jim Cisneros, Director of Maintenance
Sue Lowe, Housing Choice Voucher Manager
Carlos Guillen, Contract Specialist
Lauren Avey, Executive Assistant
Vanessa Gonzalez, Finance Specialist

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

AGENDA ITEMS COVERED

- Financials and staff reports
- Redevelopment/Issues/Approvals

READING AND APPROVAL OF THE MINUTES

A motion was made by Bill Powell and seconded by Mattie Coble to approve the minutes of the Regular Meeting of January 29, 2014. 4 ayes, 0 nays, motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments on agenda items.

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Items were raised and answered on the list of bills. Mr. Gregory reported that the AHA sustained a net loss of \$104,955.56 for the month of January, and experienced a \$286,885.10 net profit year to date. The LIPH Program shows a net profit of \$69,731.07 for the month of January, and \$883,015.15 net profit year to date. The HCV program experienced a net loss of \$6,427.32 for the month of January, and a net loss of \$84,468.64 year to date.

MONTHLY REPORTS

Keith Gregory states that negotiating has been initiated with HUD in regards to the Voluntary Compliance Agreement. The AHA continues its progress towards fulfilling the requirements of the VCA. The scattered site projects continue, and the AHA will develop larger projects along the way in sight of the overall goal. A meeting with HUD is expected in March, in which the Board will have the opportunity to attend. Mr. Gregory also states the AHA has been awarded an Energy Efficiency Grant from the University of Illinois in the amount of \$56,242. This grant will be used towards energy efficient upgrades, and will financially benefit the agency in the short-

term, as well as the long-term. The AHA has also received the necessary permits for the Jericho Cr. Office. The walls have been framed, and the major construction is now in progress.

Maria Godinez states that the number of clients on the Public Housing Program waiting list has increased. The waiting list for 1 and 2 bedroom units is currently open until further notice. She states that the Occupancy Department is currently working on getting more clients into the Ready to House Pool, which is where clients are drawn from when units become available. In January, there was one eviction at the Eastwood site. According to the report there were 11 move-ins, and a total of 2 move-outs. Maria congratulates Kim Aponte, ROSS Program Coordinator, for her invitation to serve on the Aunt Martha's Advisory Board. There are currently 36 clients in the ROSS Program. Ms. Aponte is helping these clients get enrolled in Obamacare, as well as finding part-time employment opportunities. The last two unit upgrades for the fiscal year 2013, located at 617A Hammond Ave. and 1620 Grove Street, are expected to be complete in two weeks. There will be twelve unit upgrades for fiscal year 2014, and these units are starting to be identified.

Sue Lowe reported that there were 43 Annual Recertification appointments scheduled for the month of January, and 45 clients were seen. 88 Annual Recertification's are currently in progress, while 51 are complete. Sue states that 33 Interim Adjustments were completed regarding rent changes. Vouchers were reissued to six families porting out to other housing authorities, and there were five briefings with families moving into our jurisdiction. Six families were moved to other housing authorities. There were a total of six move-ins, either coming from another housing authority or moving from unit to unit within our jurisdiction. There were a total of 5 move-in inspections, 54 annual inspections, 24 re-inspections, and 2 special inspections due to a 24hr failed item. Two families were terminated. One family proved to be self-sufficient, and the other was absorbed into another housing authority. A total of 3 repayment agreements were signed, due to unreported changes in household income. One unit was abated.

Jim Cisneros states that the maintenance has been immediate in their responses to emergency work orders and clearing walk ways this winter. He reports that there have been quite a few improvements made to some units. At 619A Hammond Ave. windows were replaced, and new cabinetry was installed. 1620 Grove St. had extensive drywall damage, which was repaired. The cabinetry was also updated at 1620 Grove St. Jim States that materials for a unit at Centennial House, 1640 Plum St., are currently being chosen. This will be the first upgraded unit at Centennial House. At 905 Second Ave., contractors are getting the units effected by the fire ready for city inspections. Jim reports that they are relocating the office at the Indian Trail site. The new location will allow tenants easier access to the office. Faulty electrical meters were replaced at 403C&D Indian Tr. Jimmy also reports that the City installed new water meters at 924 Charles St. and 1614 Grove St. The previous water meters did not show a reading. 730 Richards St. had a city inspection, which passed. A city inspection was performed at the Maple Terrace site. The second floor laundry room had a plumbing issue, which was addressed. At Centennial House, an annual testing of the alarms was performed and passed. Jim also reports that maintenance completed a total of six vacancy turn-arounds.

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 adjourn the Board Meeting and seconded by Dave Richert. 5 ayes 0 nays, motion carried.

The Board Meeting adjourned at 5:09 p.m.