

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

Present: Bill Powell, Vice-Chairperson
Mattie Coble, Secretary
Rey Cruz, Commissioner
Scott Voris, Commissioner
Dave Richert, Commissioner

Also Present: Keith Gregory, Executive Director
Maria Godinez, Director of Public Housing
Sue Lowe, Director of HCV
Carlos Guillen, Director of Special Projects
Lauren Avey, Executive Assistant

Absent: Henry Champen, Chairperson
Jim Cisneros, Director of Maintenance

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

AGENDA ITEMS COVERED

- Review of Financials
- Monthly Staff Reports
- Resolutions

READING AND APPROVAL OF THE MINUTES

A motion was made by Bill Rey Cruz and seconded by Dave Richert to approve the minutes of the Regular Meeting March 26, 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

Questions were raised and answered regarding items on the list of bills. Mr. Gregory reports that fiscal year 2014 ended March 31, 2014. Overall, the Aurora Housing Authority had a \$394,941 net profit for the year. For the month of March the AHA brought in a net profit of \$49,989. The public housing program had an impressive \$975,000 net profit for the year. The public housing program brought in a net profit of \$58,000 for the month of March. The HCV program had a \$55,159 net profit for the month of March, and a \$39,701 net profit to end fiscal year 2014.

MONTHLY REPORTS

Keith Gregory reports that the Aurora Housing Authority is preparing for the second year of its strategic plan. With this comes many new and exciting things here at the AHA. An updated version of the employee handbook has been put together. A new HR consultant has been working with the AHA to ensure structural stability within the agency, as well as separation of the agency and its human resource functions. One of the year's goals is an energy performance contract. This would provide an opportunity to decrease energy cost and prove beneficial in the

long-term. The Jericho building is coming along as expected. The building should be ready for flooring very shortly. As of now, we are on track for an end of May or beginning of June move in. The summer of 2014 brings with it a new internship program. Interviews have been conducted, and second interviews are in progress.

Maria Godinez states that the Public Housing Waiting List, which closed April 1, 2014, currently has over 1,000 applicants. There are currently 56 applicants on the Ready to House Pool, from which applicants are taken when new units become available. There are 231 applicants currently on the Section 8 Waiting List, and 20 applicants on the Section 8 Ready to House Pool. There were a total of four evictions at the Maple Terrace site. Kim Aponte, Manager of Resident Relations, has been working with the VNA to bring Open Houses and Clinics to the public housing sites. There have been various activities taking place at the sites, such as Golden Dinner's and retreats for the children. Maria also states that the next unit upgrade has been identified, and is a 4 bedroom unit on Melrose Avenue.

Sue Lowe reports there are 55 Annual Recertification's in progress, and 35 completed for the month of March. Also, 55 interim rent adjustments were made. Six vouchers were reissued to families moving into AHA jurisdiction. There were 3 briefings had with families porting in from another housing authority. There were 6 families who moved in, either from another housing authority or relocating within AHA jurisdiction. Fourteen move-in inspections were completed, as well as 38 re-inspections. Four special inspections were done due to three smoke or carbon monoxide detectors, and one from a broken door frame. There were a total of seven terminations. Two terminations were from families moving out of AHA jurisdiction, one expired voucher, three family obligation violations, and one voluntary withdrawal from the HCV Program. There were no repayment agreements signed, and one unit was abated.

NEW BUSINESS:

RESOLUTION 14-06 Approval of the Fiscal Year 2014 Operating Budget

Resolution 14-06 was explained by Mr. Gregory. A motion was made by Rey Cruz to pass resolution 14-06, the motion was seconded by Mattie Coble. 5 ayes, 0 nays, motion carried.

RESOLUTION 14-07 Approval of 40 Project Based Rental Vouchers Awarded to Boreas Manager LLC

Resolution 14-07 was explained by Mr. Gregory. A motion was made by Dave Richert to pass resolution 14-07, the motion was seconded by Rey Cruz. 5 ayes, 0 nays, motion carried.

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 Rey Cruz to close the Regular Meeting April 23, 2014. The motion was seconded by Mattie Coble. 5 ayes, 0 nays, motion carried.

The Regular Board Meeting was closed at 4:58 p.m.