

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, March 26, 2014
1630 W. PLUM ST., AURORA, IL 60506**

Present: Henry Champen, Chairperson
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
Jim Cisneros, Director of Maintenance
Sue Lowe, Director of HCV
Carlos Guillen, Director of Special Projects
Lauren Avey, Executive Assistant

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

AGENDA ITEMS COVERED

- Election of Officers
- Review of Financials
- Monthly Staff Reports
- New Business

READING AND APPROVAL OF THE MINUTES

A motion was made by Bill Powell and seconded by Scott Voris to approve the minutes of the Regular Meeting February 26, 2014 and the Working Session minutes of February 24, 2014. 6 ayes, 0 nays, motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments on agenda items.

ELECTION OF OFFICERS

With a new fiscal year comes the election of officers. A motion was made by Rey Cruz to elect Bill Powell as Chairman of the Board. The motion was not seconded.

A motion was made by Mattie Coble to elect current Chairman, Henry Champen. The motion was seconded by Scott Voris. 5 ayes, 1 nay, motion carried.

A motion was made by Rey Cruz to keep current Vice-Chairman Bill Powell, and current Secretary Mattie Coble in their respective positions. The motion was seconded by Dave Richert. 6 ayes, 0 nays, motion carried.

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Questions were raised and answered regarding items on the list of bills. Mr. Gregory reports that the Aurora Housing Authority has a net profit of \$53,685 for the month of February, and a net profit of \$342,913 year to date. The Public Housing Program has brought in a \$35,568 net profit for the month of February, and a notable \$918,584 net profit year to date. For the month of

February the HCV Program shows a net profit of \$69,561. Year to date the HCV Program shows a net loss of \$14, 907 due to a lack of HAP funding.

MONTHLY REPORTS

Keith Gregory reports that fiscal year 2014 is coming to a close March 31st. Accountants have been working on-site to ensure all accounts are properly closed out for the year. All account entries and our unaudited financial submission to HUD must be completed no later than March 31, 2014. With fiscal year 2015, we will see some new and exciting things at the AHA. There will be the opening of the new office, as well as a new internship program set to begin this summer. The AHA will be partnering with the Quad County Urban League to help residents obtain their GED. The AHA will also be partnering with the VNA and AID in order to provide on-site health care for residents. There are 12 scheduled upgrades due for fiscal year 2015. The existing upgraded units are proving to be of great worth. The already upgraded units are bringing in a notable \$627.00 a month on average. We are very excited to continue with the strategic plan, and are seeing desirable results thus far.

Maria Godinez states that the Public Housing one and two bedroom waiting list is open, and is due to close on April 1, 2014 at 4:30p.m. The occupancy department has also taken over the Housing Choice Voucher program waiting list. In the past, the HCV department had managed their own waiting list. The Property Managers, ROSS program coordinator, and resident councils have been working together to set up various activities and programs for the residents. There was a VNA Open house on February 20th at Centennial House, and another is set for March 20th at Maple Terrace. The VNA Open House at Centennial House was successful in helping 30 residents enroll in Obamacare. REAC Inspections are set for July 1st and 2nd. The Public Housing staff, Jim Cisneros, and Carlos Guillen will be working together to prepare for those upcoming inspections. The Public Housing Program did not have any evictions for the month of February.

Sue Lowe reports that the Housing Choice Voucher program has 93 Annual Recertification's in progress, and 42 Annual Recertification's completed. There were 47 interim rent adjustments made due to a change in household income. Eight vouchers were reissued to families moving from one unit to another. There were two briefings with families porting in from other housing authorities. Three families ported out of AHA jurisdiction. The HCV program experienced 5 families moving in either from another housing authority or relocating within Aurora. There were a total of nine move-in inspections, 57 annual inspections, 24 re-inspections, and 2 special inspections due to a smoke detector violation. Four terminations were issued. There were also two repayment agreements signed by families who failed to report income.

Jim Cisneros reports that the AHA has received the Occupancy Permit for the second floor at Maple Terrace. The maintenance department and contracting companies have worked in collaboration to ready the vacant units, and have completed all 13. Maintenance has been rearranging rooms at Maple Terrace, and has made a space for the storage of AHA files. At Maple Terrace there will soon be an on-site fitness center, as well as a computer lab. The maintenance staff had 2 eviction units to turn over. Lewis Downs, Inventory Control Specialist, completed inventory this week in an impressive 2 days time. REAC Inspections are scheduled for July 1st and 2nd. The maintenance department has been scouring the grounds of the public housing sites, and documenting problems which need to be addressed. The maintenance department had 19 vacancy turn-arounds for the month of February. Two two-tier upgraded units were completed, one at 1640 Plum Street and the other at 1620 Grove St. A new tub was installed

at 409 Indian Trail #B. All Public Housing sites had a routine Fire Extinguisher inspection. Also, Centennial House and Maple Terrace had a Sprinkler and Standpipe Inspection.

NEW BUSINESS:

RESOLUTION 14-03 Approval of the Fiscal Year 2014 Operating Budget

Resolution 14-03 was explained by Mr. Gregory. A motion was made by Rey Cruz to pass resolution 14-03, the motion was seconded by Bill Powell. 6 ayes, 0 nays, motion carried.

RESOLUTION 14-04 Approval of 40 Project Based Rental Vouchers Awarded to Boreas Manager LLC

Resolution 14-04 was explained by Mr. Gregory. A motion was made by Bill Powell to pass resolution 14-04, the motion was seconded by Scott Voris. 6 ayes, 0 nays, motion carried.

RESOLUTION 14-05 Approval of the Maple Terrace Resident Council

Resolution 14-05 was explained by Mr. Gregory. A motion was made by Rey Cruz to pass resolution 14-05. The motion was seconded by Mattie Coble. 6 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 move the meeting into an Executive Session. The motion was seconded by Scott Voris. 6 ayes, 0 nays, motion carried.

The Regular Board Meeting was closed, and moved to Executive Session at 5:29 p.m.