

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
WEDNESDAY, August 27, 2014  
1449 Jericho Cir. Aurora, IL 60506**

**Present:** Henry Champen, Chairperson  
Bill Powell, Vice-Chairperson  
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  
Jim Cisneros, Director of Maintenance  
Lauren Avey, Executive Assistant

**Absent:** Mattie Coble, Secretary

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 Powell and seconded by Dave Richert to approve the minutes of the Regular Meeting July 23, 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**

Mr. Keith Gregory states that the Aurora Housing Authority experienced a \$40,000 net profit for the month of July, and a \$276,000 net loss year to date. This loss is largely due to an accounting adjustment for a \$106,000 insurance payment. The Public Housing Program shows a net profit of \$110,000 for the month of July, and a \$300,000 net profit year to date. The HCV program has reported a \$42,000 net profit for the month of July, and a \$40,000 dollar net loss year to date.

**MONTHLY REPORTS**

The Aurora Housing Authority is moving forward with the strategic plan. The AHA currently has 13 units that are completely upgraded, or in progress. There are some units due for upgrading at some of the AHA sites. There is one unit at Eastwood, three units at Indian Trail, and three units at Maple Terrance. The scattered property at 460 Robinhood is currently being upgraded, and has

the potential to be “the premier property” here at the AHA. Thanks to Sue Lowe, the HCV Program has been rated as a high performing program by HUD, scoring a 100% on recent reports. The AHA will soon be conducting customer service training, in an effort to improve service and communication with AHA clients.

Maria Godinez states that the Public Housing Waiting List currently holds 987 applicants. The Section 8 Waiting List holds 250 applicants. The Public Housing Program recently purged the Section 8 waiting list. The applicants were sent letters, and were given a deadline of August 15, 2014 to respond. Those applicants who did not respond will be sent denial letters, and removed from the list. Maria Godinez estimates that the current waitlist number will decrease by about 50%.

Sue Lowe reports that the HCV Program completed 61 Annual Recertification’s for the month of July. A total of 24 interim rent adjustments were completed. There was a total of eight vouchers issued to moving families. Eight families moved in to AHA jurisdiction. Two families moved out of AHA jurisdiction. There were a total of 11 leased units, and 11 move-in inspections. Sue Lowe also reports that the HCV Program completed a total of 57 annual inspections, 25 re-inspections, and eight terminations. Of the eight terminations, two were voluntary. There were a total of two units abated. One repay was signed in the amount \$1,330. There are currently 805 Vouchers leased by the AHA.

Jim Cisneros states that he continues to work with the city on city inspections. Maintenance is incorporating city repairs with REAC repairs. Jim states that the exterior work that has to be done will be contracted. The fire units at the Maple Terrance site are almost completed. Maintenance is working on a small punch list, and installing appliances. Maintenance is also working on replacing cabinets and doors at some of the family site units. There were a total of eight vacancy turn-arounds for the month of July.

**NEW BUSINESS:**

There is no new business at this time

**RESOLUTION 14-12 Change of Signatories for AHA Banking Accounts**

Resolution 14-12 was explained by Mr. Gregory. A motion was made, and seconded. 5 ayes, 0 nays. Motion carried.

**RESOLUTION 14-13 Approval of Hesed House/AHA Partnership**

Resolution 14-13 was explained by Mr. Gregory. A motion was made, and seconded. 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 to close the Regular Meeting August 27, 2014, and move to Executive Session. The motion was seconded. 5 ayes, 0 nays, motion carried.

**The Regular Board Meeting was closed, and moved to an Executive Session at 5:15 p.m.**