



Minutes: Regular Meeting of April 22, 2015

Present: Henry Champen, Chairman
Bill Powell, Vice Chairman
Meloynne Wimbley, Secretary
Scott Voris, Commissioner
Rey Cruz, Commissioner
Dave Richert, Commissioner

Also Present: Keith Gregory, Executive Director
Sue Lowe, Director of Housing Choice Voucher
Maria Godinez, Director of Public Housing
Carlos Guillen, Director of Special Projects
Meghan Turley, Executive Assistant

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

READING AND APPROVAL OF THE MINUTES

A motion was made by Meloynne Wimbley and seconded by Bill Powell to approve the minutes of the Regular Meeting of April 22nd, 2015. Six ayes, zero nays.

PUBLIC COMMENTS ON AGENDA ITEMS

The tenant first expressed her frustration with not being able to speak with Mr. Gregory in person. She then explained that after not having enough notification to pay for late rent, she ended up paying years' worth of late fees, only to then find out she did not cover all of it but was not aware of any additional fees. Ms. Godinez entered the discussion and she and the tenant agreed to go over her ledger at a later date.

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported that the Aurora Housing Authority sustained a \$10,000 net loss in February, thus ending the year with a net loss \$472,000. He went on to report that the Public Housing program retained an \$87,000 profit for the month, bringing their total year's profit to \$730,000, and the Section 8 program had a \$65,000 net loss for the month, ending their year at a \$305,000 net loss. Last, the central office adding \$65,000, with \$898,000 expense for the year.

Budget changes include an expectation for fewer funds. Though the number objectively appears higher, jumping from about \$13 million to about \$17 million, they are cutting back on programs and expenses and working on living within the means that HUD extends to AHA. Mr. Gregory, upon being asked, stated he was not worried about working within the funds. He was confident that AHA is able to manage and fully utilize the funds given.

This month, being the end of the fiscal year for AHA, will see higher accounting costs as accountants work to close out the year for the organization. Subsequently, it was mentioned that AHA has switched accounting firms in pursuit of higher quality work.



The Aurora Housing Authority™

REAC inspections are scheduled to begin in early June, and maintenance is doing everything they can in order to significantly raise the score this year.

MONTHLY REPORTS

The few questions asked about the first report were discussed and answered.

Director of HCV Sue Lowe reported a completed sixty-seven recertifications with eighty-nine in progress. There were forty-two interim rent adjustments, ten vouchers re-issued, four families sent to other housing authorities, four lease-ups completed, nine initial inspections, sixty-two annual inspections, six re-inspections, one special inspection for a smoke detector violation, one termination for violating family obligations, absorbed five families from other housing authorities, no maintenance, and five repayment agreements. There are a total of 806 vouchers leased right now. That number is expected to decrease in the coming year to about 775 vouchers leased. Final questions were voiced and settled.

Jim Cisneros Director of Maintenance is finishing up some work from the last snowfall, and is continuing to work with contractors to finish with the vacancies.

NEW BUSINESS

Resolution 15-03: Approval of Annual Operating Budget. A discussion took place and questions regarding the resolution were answered. A motion was made by Meloyne Wimbley and seconded by Scott Voris. The motion was approved with four ayes, zero nays.

Resolution 15-04: Approval of Forty-Four Project-Based Vouchers for Development Project: After a few initial questions were discussed and resolved, David Block from VeriGreen Development gave a short presentation in order to inform the board of a potential development project in conjunction with Aurora Housing Authority, including benefits for all parties involved, information on the venue, the impending due date for vouchers, and naming project partners such as Northern Lights Development Corporation under AHA and an IRS-certified 501(c)3 nonprofit organization. A motion was made by Scott Voris and seconded by Meloyne Wimbley. The motion was approved with four ayes, zero nays.

REDEVELOPMENT ISSUES

There was no new information presented.

EXECUTIVE SESSION

An Executive Session was planned for a later date.

The Board Meeting adjourned at 5:52 p.m.