

**AURORA HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, OCTOBER 28, 2015
1449 JERICHO CIRCLE, AURORA, IL 60506**

Present: Bill Powell, Chairman
Scott Voris, Vice Chairman
Meloyné Wimbley, Secretary
Rey Cruz, Commissioner
Dave Richert, Commissioner
Anthony Stanford, Commissioner

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

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

AGENDA ITEMS COVERED

- Financials
- Staff Reports

READING AND APPROVAL OF THE MINUTES

A motion was made by Scott Voris and seconded by Meloyné Wimbley to approve the minutes of the Regular Meeting of October 28th, 2015. Five ayes, zero nays.

PUBLIC COMMENTS

There were no public comments.

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported a relatively small \$37,000 net loss agency wide. Low Income Public Housing had a \$77,000 loss for the month, while Section 8 had \$40,000 net profit. Year-to-date, the organization is operating at a \$65,000 net profit, which is three times higher than Mr. Gregory expected to be at this point in the year. The allocations have come into play at this point. Though not in full effect, the balance between the two programs is beginning to show.

Board Member Question:

Commissioner Voris noticed that this is the second consecutive month that AHA has seen a net loss, and asked Mr. Gregory if he expected this trend to continue. Mr. Gregory replied that no,

he does not. The losses for the past two months have been mainly due to REAC and preparing for larger expenditures. They are still saving up capital for upcoming larger projects. Commissioner Voris then asked for clarification on the strategy to balance out expenditures for Public Housing and Section 8. Mr. Gregory answered that the strategy was not so much to get the two programs to both break even, but accurately reporting where the expenses and revenues are. Allocations are made prior to the expenses actually being incurred, so now the organization is looking at how to allocate the funds in the future. Commissioner Voris clarified his point by specifically asking if it would benefit AHA at all if one program was looking more profitable than the other. Mr. Gregory made the argument that it would look better to have a profitable Public Housing program since historically HUD has not come after those funds. However, it is still important not to misrepresent how the organization is spending.

Board Member Question:

Commissioner Cruz asked how much is currently in AHA's reserve fund. Mr. Gregory stated that there is still \$1.2 million stored in reserves. Commissioner Cruz followed up with asking the lowest the reserves should be, to which Mr. Gregory answered about \$500,000.

Board Member Question:

Commissioner Richert asked how many months that reserve is expected to last the organization. Mr. Gregory said from strictly an operational standpoint, the reserves would last the organization about three to four months. 🌱

MONTHLY REPORTS

Executive Director Keith Gregory started by talking about the Digital Divide. Comcast came out early in October and put about one hundred family site units in one bundled purchase, dubbed Phase One. Upon success, Phase Two will take place for the remaining eighty-nine units at the family sites.

Board Member Question:

Commissioner Voris asked if Mr. Gregory had ever applied for a grant from the Community Foundation, to which Mr. Gregory answered that he had not. Commissioner Voris explained a little about what it was, and Mr. Gregory said he would look into it. 🌱

Mr. Gregory announced that residents can now pay online. It is a small rollout at two of AHA's sites only (Indian Trail and Southwind) for the moment.

Board Member Question:

Commissioner Richert asked if the residents were able to pay rent with a credit card. There was a short discussion about the implications of paying for rent with a credit card, at the end of which it was decided to think about it during the week and return to it at the next meeting. 🌱

Mr. Gregory next announced that each resident would become a member of the Fox Valley Credit Union as part of a new program with the union. Each resident would get a debit card and a membership, as well as credit counseling, financial literacy training, as well as miscellaneous financial training such as saving for college and preparing for home ownership.

Board Member Question:

Commissioner Voris asked how the residents would be able to open up their accounts, and Mr. Gregory answered that the agency would be doing it for them with the new program. Commissioner Voris clarified that these accounts would be for the utility reimbursements owed to the residents. Mr. Gregory confirmed it. Commissioner Voris then asked if they could have the reimbursements sent to their existing Old Second Bank account. Mr. Gregory agreed that it is possible. Director of HCV Sue Lowe reminded the Board that if the tenant is getting utility reimbursements, then they do not pay rent.

Board Member Question:

Commissioner Stanford asked how many residents AHA has that do not pay rent. Mr. Gregory answered that there are roughly one hundred tenants who do not pay rent. 🌱

Mr. Gregory ended his report with a discussion on the transition employees are currently undertaking from desktop computers to laptops. Mr. Gregory stressed the modern, progressive, and flexible nature of the switch. Employees can work from home and other employees' offices, making collaboration much easier.

Board Member Question:

Commissioner Cruz asked about the security of those laptops and if they can be taken offsite. Mr. Gregory explained the Virtual Private Network, VPN, which is private and encrypted. It grants access to those with a username and password to the software and information hardwired in the office.

Board Member Question:

Commissioner Voris wanted to make sure that employees' kids would not mess with the computer or other things would not happen at home while the employee has their laptop.

Board Member Question:

Commissioner Cruz asked who AHA's IT consultant was. Mr. Gregory answered that it was Kamal. He then clarified that the laptops can be taken off of the premises; Mr. Gregory confirmed. 🌱

Director of Public Housing Maria Godinez reported the numbers on waiting lists for the agency, as well as other events happening at each of the sites. She specifically mentioned family counseling happening at Maple Terrace beginning November 1. There was also a food truck, LIHEAP training for ROSS Manager Kim Aponte, elections at Maple Terrace, and movie nights at Eastwood.

Director of HCV Sue Lowe reported 126 re-certifications in progress with 59 re-certifications completed; 36 interims processed; 10 resissued vouchers; 8 ports-outs; 13 lease-ups; 21 initial inspections/move ins; 61 annual inspections; 43 re-inspections; 4 terminations; one unit abated; There are 804 total vouchers out, with 14 VASH vouchers.

Director of Maintenance Jim Cisneros announced that due to colder weather approaching, maintenance has been finishing up outside work. They have also been working on REAC points and preventative maintenance, such as tripping hazards, checking valves, etc. There have also been eleven vacancy turarounds.

OLD BUSINESS

Board Member Question:

Commissioner Cruz asked what was happening with the expansive fields surrounding AHA's building on their property. Mr. Gregory announced a solar farm plan that pending calculations, could power all of the public housing sites, granted the funds and necessary amount of sunlight.

Board Member Question:

Commissioner Cruz asked for a backup plan if the solar farm does not work out. Mr. Gregory mentioned building and renting out patios in the summer for barbecues and the like, as well as offloading the land to private developers or other community organizations. At Commissioner Cruz's suggestion, Mr. Gregory said that he would also look into renting out fields for sports to other local organizations.

Resolution 2015-07: Approval of Write off Policy, Outstanding Check Policy, and Travel Policy

There was a short discussion on travel policy and how feasible it was, especially looking at risk and insurance points. A motion was made by Rey Cruz to approve Resolution 2015-07 and was seconded by Meloyne Wimbley. The Resolution was passed with Five ayes, Zero nays.

Resolution 2015-08: Approval of Project Based Voucher Management Contract

There was another short discussion on this resolution, mainly revolving around the legality of the contract. The Board decided to pass the Resolution if the attorneys did not find anything wrong with the contract. A motion was made by Rey Cruz to pass Resolution 2015-08 pending attorney review. The motion was seconded by Dave Richert. The Resolution passed Pending Attorney Review with Five ayes, Zero nays.

Resolution 2015-09: Approval of Public Housing Property Management Contract

The same discussion as the previous resolution was had here; a motion was made by Dave Richert and seconded by Meloyne Wimbley to pass Resolution 2015-09 pending attorney review. The motion passed with Five ayes, Zero nays.

NEW BUSINESS

Meloyne Wimbley brought up the fact that Pace has recently changed its bus routes and no longer picks up kids at Indian Trail for school. She mentioned a resident she knew who had a daughter who had missed school that whole week since she did not have a ride.

Chairman Powell suggested talking to the school district about the route change. Mr. Gregory and Maria Godinez offered to look into it. Upon being asked by Commissioner Cruz, Meloyne Wimbley said that there are twenty high school students at the Indian Trail site. She also mentioned that the closest bus stop was at Farnsworth, which the board agreed was too far to walk from Indian Trail.

There was no new information presented.

The Board Meeting adjourned at 5:32 p.m.