

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
MONDAY, APRIL 24<sup>TH</sup>, 2017  
1449 JERICHO CIRCLE, AURORA, IL 60506**

**Present:** Bill Powell, Chairman  
Meloyne Wimbley, Secretary  
Rey Cruz, Commissioner  
Laquita Haynes, Commissioner  
Joe Grisson, Commissioner

**Also Present:** Keith Gregory, Executive Director  
Keshawn Cue, Director of HCV  
Maria Godinez, Director of Public Housing  
Carlos Guillen, Director of Special Projects  
Vanessa Burciaga, Executive Assistant

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

**AGENDA ITEMS COVERED**

- Public Comments
- Financials
- Departmental Reports

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Meloyne Wimbley and seconded by Rey Cruz to approve the minutes of the Regular Meeting of March 27, 2017. Four ayes, zero nays. 🌟

**PUBLIC COMMENTS**

Sylvia Martinez was on the agenda to speak but did not show.

**REVIEW OF FINANCIAL REPORTS & LIST OF BILLS**

Mr. Gregory reported a \$16,000 net profit for the month and a \$370,000 net profit for year to date. Mr. Gregory stated that Public Housing has a net profit \$22,000, while Section 8 has a net loss of \$7,000; the loss in Section 8 has to do with HUD cutbacks on HAP. Mr. Gregory also stated that the accountants are on site to close the books of the fiscal year. Mr. Gregory also stated that as of right now the fiscal year ended with a profit but the accountants' will show a loss due to depreciation, which is more accounting, but has nothing to do with the operations.

**Board Member Question:**

Commissioner Rey Cruz inquired about the loss in section 8 and if it is a guarantee, the agency will regain that loss. Commissioner Cruz also inquired about how HUD calculates the amount the agency will get. Mr. Gregory stated that he believes the agency will

receive that amount but HUD can always change it. The way HUD calculates the amount is based on how much the agency spends the money over the past 6 months and try to catch up.

**Board Member Question:**

Commissioner Scott Voris inquired about one of the payments on the list of bills, was concerned to see someone's name as a vendor and if they receive a 10-99. Mr. Gregory stated that some contractors use their names as a company name and they do receive a 10-99.

**MONTHLY DEPARTMENTAL REPORTS**

Mr. Gregory stated that the accountants were on site finishing the accounting entries and closing all the books. The accountants would be on site for the next three days and will be submitting to HUD the unaudited financial submissions, which is the bank statements the auditors use to determine if AHA has accurate books. Mr. Gregory stated that recently the Beacon News ran an article discussing the financial issues occurring with the Aurora Arts Housing Development in downtown Aurora, where corporate tax rates have been decreased, in doing so this will decrease the value of tax credits, which decreases the funding available for projects that were proposed. All thought Aurora Arts Housing Development has fallen in this situation, AHA has no financial impact that needs to be considered, however if the developers cannot close the gap in funding sources, there is a risk of the project not happening. If the project cannot be completed, AHA will have to find a replacement development for the 20 units of affordable housing that is counted towards the VCA.

**Board Member Question:**

Commissioner Rey Cruz inquired if other entities are having issues and it won't effect AHA too much, if there is a possibility to make it a bigger project for AHA. Mr. Gregory answered that there is a possibility for a bigger project, which there has been discussions with other partners but the opportunity would be more on the development company. AHA could be impacted by the number of families this project can serve, as long as AHA does not hit or pass the threshold, where AHA can get more vouchers for families.

Commissioner Rey Cruz also asked Keith to be more proactive in the redevelopment in downtown Aurora, to have a plan ready to make a move downtown to get more families housed and keep the city alive downtown.

Mr. Gregory also stated that the Strategic Plan is now in its final year, now is the time to start planning for the next five year Strategic Plan. Starting in May, AHA will begin the process of gathering information on the future direction of AHA from a variety of stakeholders, as well as the board members. A bigger part of the future plan, is to talk more into the community members, as well as internal members.

**Board Member Question:**

Commissioner Rey Cruz inquired about the remaining land that Jericho has and what AHA plans develop. He also inquired about who would be the next Executive Director, if Mr. Gregory was to no longer be here. Mr. Gregory stated that there has been

discussions of who would take his place and who he would start grooming for his position.

Mr. Gregory also added that AID has contacted AHA on partnering in with a development for a building family units in Oswego. It is similar to other projects we have done in the past with them, this would be about 12 PBV units. This project would benefit the agency to grow outside our jurisdiction. Also mentioned getting those units to be for disabled families included in the VCA. Mr. Gregory also stated that the Jericho land already passed the threshold to be released from VCA to use the land to build a sports complex, that would include the indoor hockey and basketball court.

**Board Member Question:**

Chairman Bill Powell inquired about the deadline for the VCA units and what percent AHA is currently at. Mr. Gregory stated that the official deadline is 2020, there are also markers AHA has to complete during that time frame, as long as AHA keeps showing progress, the deadline will be extended. Mr. Gregory said that we are at a 78% completion, which is about 22 units for completion. With the current projects AHA will be ahead of schedule in completing the VCA.

Maria Godinez, Director of Public Housing, reported there were 546 Public Housing applicants, 85 HCV applicants, and 532 Project Based Voucher applicants. Case workers conducted 25 annual recertifications, 15 interim recertifications and 5 recoupments processed from unreported income totalling \$8,414. Also listed was a list of activities at each site. The MASS indicators indicated that the Occupancy Rate was 2% below the goal, Tenant Account Receivable was over the goal and the Accounts Payable meet the target.

**Board Member Question:**

Commissioner Rey Cruz inquired about how its going without Jimmy. Maria stated that everyone has been moving along just fine without Jimmy.

Keshawn Cue, Director of HCV, stated that the staff completed 52 annual re-examinations, 62 interims, 9 moves, 19 new admissions, and 8 portability move-in transactions. Keshawn also stated that 2 families were enrolled in the Family Self Sufficiency program and both families had an escrow balance as of that date. The Housing Choice Voucher HUD-Graded SEMAP Indicators are all exceeding or meeting the goal.

**Board Member Question:**

Vice Chairman Scott Voris inquired about the waiting list numbers for Project Based Vouchers and the HCV and why they are so different. Keshawn stated that the PBV waiting list was open in 2014. And the HCV number depends on the funding and what we need, right now we are not housing because we do not have the funding to support it, but if needed we have families from portability that the project could absorb.

**Old Business**

There was no old business to discuss.

**New Business**

There was no new business to discuss.

**Executive Session**

Chairman Bill Powell entertained the motion to go into executive session to discuss personnel issues. A motion was made by Meloyne Wimbley and seconded by Joe Grisson. Five ayes, zero nays.

A motion was made by Joe Grisson and seconded by Meloyne Wimbley to end the meeting of April 24th, 2017. Five ayes, zero nays.

Meeting adjourned ~5:55PM.