

**AURORA HOUSING AUTHORITY
REGULAR MEETING
MONDAY, FEBRUARY 27TH, 2017
1449 JERICHO CIRCLE, AURORA, IL 60506**

Present: Scott Voris, Commissioner
Meloyne Wimbley, Secretary
Laquita Haynes, Commissioner
Joe Grisson, Commissioner
Yanet Garcia, Commissioner

Also Present: Keith Gregory, Executive Director
Keshawn Cue, Director of HCV
Maria Godinez, Director of Public Housing
Carlos Guillen, Director of Special Projects
Meghan Turley, Occupancy Specialist

The Meeting was called to order at 4:34 p.m.

AGENDA ITEMS COVERED

- Financials
- Departmental Reports

READING AND APPROVAL OF THE MINUTES

A motion was made by Meloyne Wimbley and seconded by Laquita Haynes to approve the minutes of the Regular Meeting of January 23, 2017. Four ayes, zero nays. 🌟

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported a \$30,000 net profit for the month and a \$347,000 net profit for year to date. The Agency is at a stronger financial position than anticipated for the last two months, mostly because REAC has been shifted out until May. Mr. Gregory stated that Public Housing has a net profit \$40,000, while Section 8 has a net loss of \$10,000.

Board Member Question:

Commissioner Yanet Garcia inquired about if Mr. Gregory anticipates any problems with financial numbers. Mr. Gregory stated that the only major issue would be the REAC improvements, as always. Otherwise nothing more than usual. Commissioner Yanet Garcia also inquired about the tenants, does losing tenants, mean losing rents, etc.? She was inquiring because Section 8 reports a loss in financials. Mr. Gregory explained the loss in Section 8 was the result of AHA paying more in rent than HUD paid the agency in subsidies.

Board Member Question:

Commissioner Scott Voris inquired about when the board sets the Section 8 rents. Mr Gregory stated the rents are set in November- December of the year before they start. It is essentially setting the maximum rent a Section 8 resident will pay. 🍌

MONTHLY DEPARTMENTAL REPORTS

Mr. Gregory started with the budget training sessions for any board member, who wants to discuss further the Operating Budget. The board has already received a first draft, the second draft, will show the comparison to last year's budget and be able to compare to other agencies. Mr. Gregory went on to further explain how the operating budget process works. The budget is broke down into categories for the 16.4 million for the coming year. The budget number depends on what HUD is going to fund the agency either 100% or 70% but recently the agency has been receiving 80%-86%. Mr. Gregory explain how each category is receiving the amount shown and how the tabs help explain the amounts. An important part of the budget is the Capital Fund because that is the reimburstments from HUD. Mr. Gregory also stated our mission to inovate for the Strategic plan by the agency receiving new computers, new site offices and the agency becoming paperless, hiring new staff for Public relations and anything that goes to NLDC would save AHA 15%.

Board Member Question:

Commissioner Scott Voris inquired about what is included on the line item "Other" on the budget. Mr. Gregory explained that the items under Other, are items that do not fit neatly into other areas of the budget. The fist being payments from NLDC for shared employees, joint projects, etc. and second is the ROSS grant.

Board Member Question:

Commissioner Yanet Garcia inquired about the percent of the budget that is for administrative funds. Mr. Gregory stated that appoximately 10% but he would give her the exact amount, once he looked at the budget.

Board Member Question:

Commissioner Yanet Garcia inquired about when the board was going to be able to view the new strategic plan; also inquired about the transistion for NLDC and when it will start. Mr. Gregory stated that in August or September of this year, the board will have the new strategic plan, which will begin in 2018, since that is when the last 5-year plan ends. The NLDC transition will start April 1, with the fiscal year. Movements have already slowly been happening- IT, SS, and PBV have been pulled from our waiting list and are all managed by NLDC. The rest will happen in decent-sized leaps, quartly, without disrupting the flow of any work on either end. It will be gradual and pointedly not interrupting anyone's work with any abrupt change.

Board Member Question:

Commissioner Yanet Garcia mentioned a recent meeting she attended for another group of which she is a member, and would like to know how utilities are going to work. The meeting she attended mentioned VRF as an option, she offered to send over the information to Mr. Gregoy. Mr. Gregory stated that for utilites, the agency has a contract with CTI Energy for the dual purpose of unit improvements and lowering utility costs for the agency. But Mr. Gregory is still interested in the information she has.

The last item in Mr. Gregory's report was the annual scholarship gala. Mr. Gregory and Meghan asked of the board for their help and support in fundraising the event. Unlike the past couple of years, this scholarship gala has to be fundraised in order to have the event. The Agency has been reaching out to past donors and possible new donors to help fund the event. The event will be held some time in June and the location of the event could possibly be in Aurora. Commissioner Yanet Garcia and Secretary Meloyne Wimbley have volunteered to help in any way they can. Commissioner Yanet Garcia inquired about how the event works, both Mr. Gregory and Secretary Meloyne Wimbley helped explain in great detail how the event works, to the application of scholarships, to the deadlines and how the event is carried out.

Maria Godinez, Director of Public Housing, stated that there are 528 public housing waiting list applicants, 85 HCV waiting list applicants, and 500 project based voucher waiting list applicants. Case workers conducted 49 annual recertifications and 25 interim recertifications, and 2 recoupments from unreported income totaling \$2,700. ROSS staff met with community advocates to bring new programming to Southwind, also the annual City required backflow testing was completed and passed. She also mentioned the events going on at each site. Maria also stated the Management Operations Indicators (MASS), are all close to the goal or exceeding the goal.

Keshawn Cue, Director of HCV, stated that the staff completed 46 annual re-examinations, 32 interims, 4 moves, and 4 new admissions. Keshawn also stated that four families were enrolled in the Family Self Sufficiency program and all four families had an escrow balance as of January 31, 2017. The Housing Choice Voucher HUD-Graded SEMAP Indicators are all exceeding or meeting the goal.

Old Business

There was no old business to discuss.

New Business

There was no new business to discuss.

Final Comments

Mr. Gregory mentioned Shelia Jackson's transfer and the success Maria Godinez and her staff completed the transfer. Mr. Gregory mentioned that it was a great moment to see the residents interact with staff and the police officers that were willing to spend personal time and money to help a resident.

Secretary Meloyne Wimbley expressed her gratitude towards the management at the recent East Wood tenant council meeting.

Both Commissioners Yanet Garcia and Laquita Haynes gave their input on the recent Commissioner's Conference.

A motion was made by Meloyne Wimbley and seconded by Joe Grisson to end the meeting of February 27, 2017. Five ayes, zero nays.

Meeting adjourned ~5:40PM.

