

**AURORA HOUSING AUTHORITY  
REGULAR MEETING  
MONDAY, JANUARY 23<sup>RD</sup>, 2017  
1449 JERICHO CIRCLE, AURORA, IL 60506**

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

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

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

**AGENDA ITEMS COVERED**

- Public Comments
- Financials
- Departmental Reports
- New Business

**READING AND APPROVAL OF THE MINUTES**

A motion was made by Rey Cruz and seconded by Meloyne Wimbley to approve the minutes of the Regular Meeting of December 21, 2016. Six ayes, zero nays. 🌱

**PUBLIC COMMENTS**

The three speakers for this board meeting was Sylvia Martinez, Delilah Ventura and Sharon Ivory, who are the VP and President and Treasurer of the Tenant Council for Maple Terrace. Sharon Ivory voiced her opinion about the president not being voted in properly, the Tenant Council not having an office space or a proper room to secure the council supplies, and the community room having a temperature issue. Mr. Gregory stated that AHA usually does not provide an office space for the Tenant Council; the council should be independent and self-sufficient. Mr. Gregory also explained Maria would look into the temperature issues in the community room at Maple Terrace. The next two speakers were Delilah Ventura and Sylvia Martinez, which they spoke of the current issues the Tenant Council is having, including the miscommunication with Sharon Ivory about the reimbursement of the Christmas dinner and gifts bought for the tenants.

**Board Member Question:**

Secretary Meloyne Wimbley inquired about the possible idea of The Aurora Housing Authority assisting with the Tenant Council. Mr. Gregory stated that the Tenant Council is supposed to be an independent group. Mr. Gregory also stated that the Housing Authority does not have the authority to step in and take authority of the council. The tenant council also has their bylaws they must follow.

Sharon Ivory spoke again about the gift cards and toys that were bought for the tenants and the V.P. and President came to an understanding that Sharon Ivory is going to reimburse Delilah and Sylvia for the gifts. Secretary Meloyne also stated she was going to continue to help the council in any way she could. Chairman Bill Powell also stated that he was disheartened to hear the issues the council is currently having. Chairman Bill Powell stated the council is supposed to bring everyone together, not complicate everything; if the council cannot straighten out the issues then action must be followed to dissolve the council. Commissioner Rey Cruz also stated the council should be following their bylaws, transparent financials and keep documents of everything. Commissioner Cruz also suggested that the Aurora Housing Authority or the NLDC pay for training for our attorneys on the bylaws of the Tenant Council.

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

Mr. Gregory reported a \$21,000 net profit for the month and a \$340,000 net profit for year to date. Mr. Gregory stated that Public Housing has a net profit \$68,000, while Section 8 has a net loss of \$10,000.

**Board Member Question:**

Commissioner Rey Cruz inquired about the category, other sundry cost for \$10,000. Mr. Gregory stated that, the category is different expenses that could not be easily categorized. 🙄

**MONTHLY DEPARTMENTAL REPORTS**

Mr. Gregory explained that the board has received the audit findings and the plan of action for the agency to appeal some of the findings. He also stated that the findings that are not going to be appealed will be corrected. All questions were voiced and answered. Mr. Gregory also stated the board members will be receiving the first draft of the fiscal year 2018 operating budget by February 1<sup>st</sup>. Mr. Gregory stated that the strategic planning process for the Aurora Housing Authority's 5 year strategic plan will begin in February. The process will take about four months and will involve a variety of meetings and discussions with different members of the community and also with the board members, if they choose to participate in the process.

**Board Member Question:**

Commissioner Rey Cruz inquired about Mr. Gregory creating a list of what the agency has done in the past five years and another list of some of the ideas Mr. Gregory has for the future. Mr. Gregory stated he will create both those lists.

Mr. Gregory also stated that HUD has a new regulation requiring that all housing must be smoke free by summer 2018. Any further changes in this process, both board members and residents will be made aware of changes.

Maria Godinez, Director of Public Housing, stated that there are 433 public housing waiting list applicants, 85 HCV waiting list applicants, and 471 project based voucher waiting list applicants. The occupancy department conducted a purge for the public housing waiting list, the deadline to respond was January 6, 2017. Case workers conducted 29 annual recertifications and 30 interim recertifications, and 2 recoupments from unreported income totaling \$5000. Maria also stated the Management Operations Indicators (MASS), which include the occupancy rate, tenant account receivable, and accounts payable. All the indicators are close to the goal or exceeding the goal.

Keshawn Cue, Director of HCV, stated that the staff completed 54 annual re-examinations, 45 interims, 4 moves, 3 new admissions, and 8 portability move-in transactions. Keshawn also stated that four families were enrolled in the Family Self Sufficiency program and all four families had an escrow balance as of December 31, 2016. 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**

#### **Resolution 17-01: Approval of Policy on Leased Employees:**

Mr. Gregory stated this resolution is to approve the policy that permits the leasing of employees to NLDC. The employee leasing agreement is the leasing of employees to provide various job-related services to the NLDC in exchange for appropriate compensation to be paid by the NLDC to the AHA, apart from the agreement, this policy will permit the leasing of employees to NLDC. A motion was made by Scott Voris and seconded by Rey Cruz to approve Resolution 17-01. Six ayes, zero nays. Resolution passes.

A motion was made by Rey Cruz and seconded by Joe Grisson to end the meeting of January 23, 2017. Six ayes, zero nays.

Meeting adjourned ~5:40PM.