

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

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

Also Present: Keith Gregory, Executive Director
Keshawn Cue, Director of HCV
Vanessa Burciaga, Executive Assistant

The Meeting was called to order at 4:32 p.m.

AGENDA ITEMS COVERED

- Public Comments
- Financials
- Departmental Reports
- New Business: Resolution 17-02 Approval of fiscal Year 2018 Operating Budget

READING AND APPROVAL OF THE MINUTES

A motion was made by Meloyne Wimbley and seconded by Joe Grisson to approve the minutes of the Regular Meeting of February 27, 2017. Six ayes, zero nays. 🌟

PUBLIC COMMENTS

Various tenants of Maple Terrace Council spoke at the meeting in regards to leadership roles. Members who spoke were Sharon Ivory, Delilah Ventura and Sylvia Martinez. This would be the second time the Council has come to the board with the current issues with the Tenant Council, board members expressed their opinions about the issues; stating if the issues cannot be resolved, the board will vote to disband the council.

REVIEW OF FINANCIAL REPORTS & LIST OF BILLS

Mr. Gregory reported a \$6,000 net profit for the month and a \$354,000 net profit for year to date. Mr. Gregory stated that Public Housing has a net profit \$11,000, while Section 8 has a net loss of \$5,000; the loss in Section 8 has to do with HUD cutbacks on HAP. Mr. Gregory also stated March 31 will be the end of the fiscal year, and REAC has been pushed out to June, those repairs will be on the upcoming fiscal year.

Board Member Question:

Commissioner Rey Cruz inquired about an estimate cost for the REAC repairs. Mr. Gregory stated it would be around \$200,000. 🌱

MONTHLY DEPARTMENTAL REPORTS

Mr. Gregory started with the potential redevelopment projects for both Maple Terrace and Centennial House developments. Stating that he is currently exploring all available development options including 4% and 9% tax credits and the Rental Assistance Demonstration could be a possibility as well. Mr. Gregory also stated that these redevelopment projects would not include tear downs, but the ownership structure would have to change to get the build renovated. Chairman Bill Powell requested Mr. Gregory get more information on how the RAD program works. Mr. Gregory also stated that HUD released a draft of the fiscal year 2018 budget and if approved that would call for drastic cuts to funding. Mr. Gregory stated that the current projections estimate a 16% cut across all programs and would significantly affect AHA's major programs, while it's unlikely but there will still be funding cuts implemented next year. The final announcement Mr. Gregory stated was the smoke free housing that AHA has been preparing for the smoke free housing requirements. AHA has been researching the best practices to implement these requirements at both individual sites and agency wide. Mr. Gregory stated that Maria Godinez has been taking training courses on the best options and revising the Admissions and Continued Occupancy Plan to reflect the changes.

Board Member Questions:

Commissioner Rey Cruz inquired about when does the smoke free housing have to be implemented and how are the residents being made aware of the changes. Mr. Gregory stated the changes will be made by June 2018 and slowly AHA is making residents aware, putting up flyers of other ways to help quit smoking, etc.

Board Member Question:

Commissioner Joe Grission inquired about hiring a P.R. and where AHA was on looking for someone. Mr. Gregory stated they are waiting for the capital funds, which would be at the end of April and they will be searching for a person for that position.

Board Member Question:

Commissioner Laquita Haynes inquired about the budget cuts, what they will be, will the residents be made aware of any of the budget cuts. Mr. Gregory stated AHA will try to avoid cutting back on the residents.

Maria Godinez, Director of Public Housing, was not present at the board meeting but her report stated there were 468 Public Housing applicants, 85 HCV applicants, and 505 Project Based Voucher applicants. Case workers conducted 86 annual recertifications, 30 interim recertifications and 2 recouplings progressed from unreported income totalling \$6,804. Also listed was a list of activities at each site. The MASS indicators indicated that the Occupancy Rate was 2% below the goal and the remaining two indicators were meeting the goal.

Keshawn Cue, Director of HCV, stated that the staff completed 35 annual re-examinations, 47 interims, 1 moves, 3 new admissions, and 3 portability move-in transactions. Keshawn also stated that 3 families were enrolled in the Family Self Sufficiency program and all four families

had an escrow balance as of that date. Keshawn also stated that 1 family graduated and received an escrow check. 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 17-02: Approval of the Fiscal Year 2018 Operating Budget

AHA presents the final draft of the Fiscal Year 2018 Operating Budget, which has been analyzed and presented to the board with rough drafts and has been explained thoroughly with board members. A motion was made by Yanet Garcia and seconded by Rey Cruz to approve the Fiscal Year 2018 Operating Budget and roll call was made to pass Resolution 17-02.

The resolution was passed, Six ayes, zero nays.

Final Comments

Secretary Meloyne Wimbley announced when the Eastwood Tenant Council meeting will be held. Secretary Meloyne Wimbley also discussed the issues being discussed at the meetings and how AHA might have to step in and make the meeting mandatory for residents to attend to discuss current issues.

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 Rey Cruz. Six ayes, zero nays.

A motion was made by Rey Cruz and seconded by Meloyne Wimbley to end the meeting of March 27th, 2017. Six ayes, zero nays.

Meeting adjourned ~5:55PM.