



The Aurora Housing Authority™

BOARD OF DIRECTORS MEETING

REGULAR BOARD MEETING

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room
May 30, 2018 at 4:30 p.m.

Present: Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
John Aguilar, Commissioner
Frank Johnson, Commissioner
Jackie Gibson, Commissioner

Also Present: Maria Godinez, Interim Executive Director
Judy Maisonet, Director of Finance
Keshawn Cue, Director of HCV
Ana Garcia, Finance Specialist

The meeting was called to order at 4:39 p.m.

AGENDA ITEMS COVERED

- Roll Call
- Approval of the Minutes
- Public Comments
- Review of Financial Reports
- Review of Departmental Reports
- Old Business
- New Business
- Executive Sessions
- Adjournment

APPROVAL OF THE MINUTES

Commissioner Frank Johnson pointed out a typo on the Regular Meeting of April 25th, 2018.

A motion was made by John Aguilar and seconded by Frank Johnson to approve the minutes of the Special Meeting of April 7, 2018, Special Meeting of April 16, 2018, Working Session of April 23, 2018, and Regular Meeting of April 25, 2018 pending the correction. Five ayes, zero nays.



The Aurora Housing Authority™

PUBLIC COMMENTS

There were no public comments.

FINANCIAL REPORTS

Interim executive director, Maria Godinez, pointed out that the current report reflects a full year of financials. At the moment the auditors are continuing to make adjustments and reallocating moneys from COCC to other programs. For the month of April AHA is at a huge loss of \$415,584.00 but ended in the positive with \$863,965.00 for the fiscal year.

Commissioner Aguilar inquired on whether AHA would continue to receive invoices from Galvan and Associates to which Maria Godinez clarified that AHA will continue to see the invoices as long as AHA continues to partner with Stan Quy.

Meloyne Wimbley inquired on the process that AHA goes through when it receives fines for trash can violations. Godinez explained that a notice is placed on the garbage cans and if the issue is not corrected, the landlord, AHA, receives the fine. AHA pays the fine and a charge is created on the resident's account.

DEPARTMENTAL REPORTS

Executive Report

Maria Godinez presented a quick update on the recovery plan. The auditors were on site from the 9-12th. They were supposed to send a letter but AHA has not received it. This may be due to a request from HUD regarding information dated more than 20 years ago regarding sales of properties in 1990 and 1998. Godinez added that she recently requested Kendall to be moved out of AHA's inventory but has not heard back. AHA will continue to wait to hear back on this matter.

AHA has terminated the lease for two more vehicles bringing the total to seven (7) returned vehicles. During the month of April, two (2) employees left the agency. AHA eliminated the case worker positions. One of those employees was assigned to the position of property manager at Maple Terrace and the second employee was assigned to the occupancy specialist position.

AHA hired two residents – one full time, one part-time.

MADE Enterprises was on site and Chairman Joe Grisson was able to speak with them and get a better picture of the past financial status. Mr. Grisson added that MADE was forthcoming and informative of the past status and different paths AHA could take in the finance department. Mr. Grisson elaborated further, stating that AHA could look into hiring a Finance Director instead of a CFO as it would save the authority money in the long run. The possibility of hiring an in-house accountant was also brought up. MADE was made aware of the RFP for an accountant and they will be applying.



The Aurora Housing Authority™

Public Housing

Recoupments from unreported income totaled \$21,879.00. Calvary Church hosted a playground clean-up day at Southwind. At Eastwood St. Johns donated and hosted a bicycle give away. AHA has also held mandatory Smoke Free meetings at different sites.

Godinez elaborated that there will be more Smoke Free meetings. Although most residents have been receiving the news well, there have been a few residents that are not happy with the Smoke Free Policy. Staff have let the residents know that the new policy comes from HUD and has been in the making for years. AHA staff hopes that this will encourage residents to make healthier choices.

Section 8

Ms. Godinez began by announcing that HCV Director, Keshawn Cue, would be leaving AHA. Mrs. Cue's last day will be June 8th, 2018.

HCV staff completed 99 annual re-examinations during April, 40 interims, 0 change of units, 7 new admissions and 0 portability move-in transaction. One family was enrolled in the Family Self Sufficiency Program. PIC reporting rate for the month stands at 96.68%

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Joe Pash for Johnson Controls – HUD Energy Performance Contract Program

Joe Pash explained the way Johnson Controls uses HUD EPC program to have net cash flows that will allow the agency to pay for any upgrades performed. This process preserves capital fund and operations budget while improving the living environment for residents, greening the AHA portfolio, and keeping money in the local economy.

Mr. Pash continued to elaborate on the process. The EPF contract evaluates the agency's five year plan and finds items that can be taken out in order to do the EPF contract. Once a plan is drafted, it is sent to HUD for approval and the agency hears back within 30 days.

No final decisions were made to pursue an EPF contract at the meeting. Chairman Grisson will be in contact with other housing agencies who have partnered with Johnson Controls to get a better understanding of what it will entail.

Stan Quy – Customer Service Survey Results

Results of the Customer Service Survey were reported by Mr. Quy. The office staff assistance portion of the survey reported that in AMP 1, generally positive comments on staff were reported. For AMP 2, the reviews were both positive and negative. Both AMPs requested that support services referrals be offered.



The Aurora Housing Authority™

The maintenance staff assistance portion of the survey reported that maintenance staff was courteous and respectful of the residents for AMP 1. For AMP 1 there were mixed reviews on the quality of work. For AMP 2, all but one score was well below national averages. Mr. Quy added that these numbers are expected to improve now that maintenance is getting caught up on unit turnarounds. Mr. Quy also suggested that with better coordination with asset management, the scores would improve.

The quality of the residence portion of the survey reflected high satisfaction levels that were well above the national average for AMP 1. For AMP 2, all scores were below the national average. Some of the major concerns for both Centennial House and Maple Terrace include security, safety, and outside visitors frequenting the properties.

The safety and security portion of the survey reflected general satisfaction that is consistent with national averages for AMP 1. AMP 2 reflected major concerns regarding safety and security. The most significant concern is the building and its immediate premises.

The social interaction portion of the survey reflected resident requests for more opportunities for interaction through educational, entertainment, or social events for AMP 1. AMP 2 the requests were similar as AMP 1. Particularly, AMP 2 residents would like to have the community room and gazebo open for longer hours.

The support services portion of the survey reflected low participation rates in accessing critical support services needed by the residents in AMP 1. For AMP 2, support services utilization were very low. Mr. Quy noted that goals such as independent living for the elderly and the disabled and self-sufficiency for working individuals will never be achieved unless residents are accessing such services.

Mr. Quy ended by suggesting improvements through the EPF Contract program. The modernization would solve many of the concerns that residents hold. The option of on-site security at AMP 2 locations was also entertained. Chairman Grisson added that the new executive director would come in with a lot of suggestions as to what can be done.

All questions were voiced and settled.

Anthony Stanford – Website recommendations

Anthony Stanford began by stating that most of the housing authority's social media platforms need little work or change. Mr. Stanford suggested adding a brief FAQ for the board members on the AHA website, so they are better known to the residents and in the community. Mr. Stanford added that it will be his duty to disseminate good news to the community. He added that it should be AHA's goal to get the community to interact and to hear and address any complaints on social media to show that AHA is hearing them.

Vice chairman, Meloyne Wimbley, suggested that AHA publicize the use of the AHA app. The



The Aurora Housing Authority™

more people that use the app, the easier it will be to use it to send out announcements. Commissioner, Frank Johnson, asked if the AHA would need to contract a web developer for these needs, to which Mr. Grisson entertained the possibility of an RFP. Ms. Godinez agreed to track down an RFP for AHA to use.

Resolution 18-06 – Approval of SEMAP Certification

HUD requires the Aurora Housing Authority to submit a Section Eight Management Assessment Program at the end of every fiscal year with the approval of the board.

A motion was made by Joe Grisson and seconded by Frank Johnson to approve Resolution 18-06. Five ayes, zero nays.

EXECUTIVE SESSION

The board did not enter an executive session.

ADJOURNMENT

A motion was made by Meloyne Wimbley and seconded by John Aguilar to adjourn the Regular Meeting. Five ayes, zero nays.

Regular Meeting adjourned at 6:15 p.m.