



The Aurora Housing Authority™

BOARD OF DIRECTORS MEETING

REGULAR BOARD MEETING

1449 Jericho Circle, Aurora, IL 60506 – AHA Board Room
August 29, 2018 at 4:30 p.m.

Present: Joe Grisson III, Chairman
Meloyne Wimbley, Vice Chairman
Frank Johnson, Commissioner
Sherrill Dodson-Lewis, Commissioner
John Aguilar, Commissioner
Jackiey Gibson, Commissioner

Also Present: Ralph Jordan, Executive Director
Maria Godinez, Director of Public Housing
Judy Maisonet, Director of Finance
Carlos Guillen, Maintenance Director

The meeting was called to order at 4:31 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

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve the minutes of the Working Session of July 23, 2018 and Regular Meeting of July 25, 2018. Five ayes, zero nays.

PUBLIC COMMENTS

There were no public comments.



The Aurora Housing Authority™

FINANCIAL REPORTS

Maria Godinez pointed out the numbers in the packet for July. Positive one thing to consider is that the July numbers did not have an actual budget, so it is using previous year's numbers. The LIPH program is in the positive by 88,182.00. HCV is in the positive by \$34,203. Agency wide bringing the total \$139,488 in the positive.

Mr. Jordan added that HUD requested financial reports be sent to them. Once the is approved, the numbers will be plugged in and next financial report will include the budget. We can then also share the reports with HUD.

The credit card bill was discussed. Maria Godinez mentioned that if needed, the invoice could be provided to the board to overlook expenditures. Ms. Godinez pointed out that it would not be necessary though as she is the only credit card holder, Judy Maisonet oversees it, and Mr. Jordan approves all payments. It was decided that a physical copy should be presented at every board meeting.

DEPARTMENTAL REPORTS

Public Housing

Maria Godinez stated that REAC inspections are scheduled for October 23rd-25th. Historically, the inspection takes a one day ten hour walk through.

AHA was invited to participate in a Resource Fair hosted by the City of Aurora for the Fox Valley Hotel. Application were taken on site while more continue to come in independently to the main office. Multiple agencies attended resource fair to help those moving out of the hotel.

Commissioner question: Could AHA host fair or attend and provide information at places such as Hased House. Ms. Godinez responded that yes AHA could attend should Hased host such an event. Hased staff does communicate with AHA staff on a regular basis on all levels of housing; from application process to those already housed.

Approximately 20 families of 40 have already received eviction notices.

Different on going events that happened at AHA sites.

MASS indicators: 96%, tenant account receivables .5 and accounts payable were at 0.

Joe Grisson asked how the Southwind National Night out went. Maria Godinez responded that it had gone well. It was hosted Divine Providence Ministries Church. Mr. Jordan, Etni Santana, Property Manager and Maria attended the event as did the APD Community Oriented Policing (COP) Officers. AHA staff then went on to the Eastwood National Night Out event at the Eastwood center. Open conversation about the event details were discussed.

Jackiey Gibson asked previous month's occupancy rate. Mr. Jordan stated 94. Maria Godinez indicated that by end of week as there are pending move-in scheduled.



The Aurora Housing Authority™

Section 8

Interim director, Tracey Robinson, was not at the meeting. No questions were voiced regarding the HCV report.

Maintenance

Carlos Guillen stated the maintenance goal was to complete all vacancy turn arounds.

Electrical panels are being switched out for new one at Indian Trail as unit become vacant. The older panels may not pass REAC inspections and cause large point loss.

Maintenance staff will concentrate over the next two months on preparing, making repairs at the family sites for REAC inspections in October.

Joe Grisson added that we will have an independent inspector (agency) come and conduct a pre-inspection before the actual REAC inspections. AHA will use the reports and make repairs. Open conversation about the Mock REAC inspections.

Executive Director

Ralph Jordan stated the AHA begun the process of evaluating all operations and completed all of the outstanding issues with HUD. HUD FO requested financial reports for April -July 2018.

Those were submitted August 9, 2018. A copy of the budget will be sent to HUD once approved.

PHAS score was 47 and places the agency as Troubled Status. Score is due to non-submitted of the unaudited and low occupancy rate. The AHA is required to submit a Corrective Action Plan (CAP) within 30 days.

The agency received the results of the Voucher Management System (VMS) review. The report contained one finding and two concerns. A Correction Action Plan must be submitted within 30 days. Mr. Jordan added that this month Tracey and Maria learned and submitted the VMS reports when historically had be done by the accountants. This will allow control of reports and information to remain at AHA

AHA staff and Mr. Grisson conducted a meeting with the Aurora Police Department to discuss crime and any other issues at AHA properties. APD and AHA will meet quarterly. Open discussion regarding historical process and on-going communication with LIPH Director and Property Managers.

Mr. Jordan conducted site visits and meeting with each property manager to discuss on-site management issues.

The agency will focus on converting to Asset Management

OLD BUSINESS

No old business was discussed.



The Aurora Housing Authority™

NEW BUSINESS

Resolution 18-08: Approval of Fiscal Year 2019 Budget

A packet was handed out with the breakdown of the budget to follow along with Mr. Jordan's explanation. Once the budget is approved, Mr. Jordan noted that HUD would be closely monitoring the conversion to asset management.

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to approve resolution 18-08 Approval of Fiscal Year 2019 budget. 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 5:40 p.m.