



The Aurora Housing Authority™

**BOARD OF DIRECTORS MEETING
REGULAR BOARD MEETING MINUTES**

Board Meeting was conducted virtually due to
CDC Social Distancing Recommendations
Link to Join: meet.google.com/cje-qqym-xjk
April 28, 2021 at 4:30 pm

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

Also Present: Ralph Jordan, Executive Director
Maria Godinez, LIPH Director
Judy Maisonet, Director of HR & Employee Benefits
Carlos Guillen, Director of Maintenance
Alexandra Shuck, ROSS Coordinator

The meeting was called to order at 4:33 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 Session
- Adjournment

APPROVAL OF THE MINUTES

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to approve the Minutes of Board Meeting of March 31, 2021 –Four ayes, zero nays.

PUBLIC COMMENTS

Carl Tutt Jr.- Integrating Green Technologies, provided an introduction and a presentation of the company. Integrating Green Technologies focuses on indoor air quality, water, health and safety for residents.



FINANCIAL REPORTS

March financials are not available at this time due to Fiscal Year End close-out process. The March financials can be provided upon receipt or at the next Board meeting.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting the waiting list. Ms. Godinez states the Public Housing waiting list will be closing at the end of the week. Only the Project Based Voucher waiting list will remain open. There has been a significant amount of applicants especially in the Public Housing program. The Public Housing waiting list now has over 4,000 applicants.

The Occupancy department has begun processing Housing Choice Voucher applicants and issuing vouchers.

AHA staff conducted inspections of all Indian Trail units in preparation for the Phase II of the Indian Trail Improvements.

Resident Opportunities Self-Sufficiency (ROSS)

Ms. Alexandra Shuck provided a summary of the ROSS program.

Housing Choice Voucher (Section 8)

Mr. Jordan read Ms. Robinson's report as she was not available. Ms. Robinson's written report highlighted the orientations held for new participants are to welcome them to the program, provide material and information to be successful in finding a new home.

The report also states 10 vouchers had already been issued. The goal is to issue 15 each month.

Maintenance

Mr. Carlos Guillen provided a summary of his report highlighting that maintenance staff continues to address primarily work order, night calls cleaning/disinfecting and vacancy turn arounds.

Mr. Guillen provided a list of contractors and work performed at the various sites.

Executive Report

Mr. Jordan provided from his report that the agency conducted Asset Management training for staff focusing on rent collection, unit turn arounds and occupancy. Training also included Section Eight Management Assessment Program (SEMAP) as well as Public Housing Assessment System (PHAS), the grading criteria for the housing programs.

The AHA has met with the City of Aurora to discuss youth grant for the non-for-profit building.

The AHA completed the Request for Proposal (RFP) evaluations process for the Indian Trail unit interior modernization project. A resolution is being presented during the current meeting.



The Aurora Housing Authority™

The agency is reviewing the Request for Qualification (RFQ) proposals for re-positioning and re-development of the agency's portfolio. The agency has received proposals from 8 different development companies.

The Aurora Housing Authority has been awarded a ROSS grant from HUD for 3 years and \$239,000. The agency has submitted its final report from the previous grant and is awaiting guidance from HUD to begin the drawdown for the newly awarded grant.

Mr. Jordan added the agency is will be conducting cosmetic upgrades at Centennial House and Maple Terrace, adding a patio at Indian Trail. Lastly, upgrading the existing playground at Southwind as well as providing additional parking spaces.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2021-06 Approval of Contract for Indian Trail Unit Remodeling

Mr. Jordan presented the resolution.

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-06, Four-eyes, zero nays.

Resolution 2021-07 Approval of Collective Bargaining Extension Agreement

Mr. Jordan presented the resolution.

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to approve Resolution 2021-07, Four-eyes, zero nays, one abstained- Jackie Gibson arrived late to meeting

EXECUTIVE SESSION

Session not required

ADJOURNMENT

A motion was made by Meloyne Wimbley and seconded by Frank Johnson to adjourn the Regular Meeting.

Meeting adjourned at 5:14 pm.