



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle

Link to Join Online: meet.google.com/byv-zvwk-ccf

January 26, 2022 at 4:30 pm

Present:	Joe Grisson III, Chairman	Also Present:	Ralph Jordan, Executive Director
	Meloyne Wimbley, Vice Chairman		Maria Godinez, Director of Public Housing
	Frank Johnson, Commissioner		Judy Maisonet, Finance Director
	Sherrill Dodson-Lewis, Commissioner		Carlos Guillen, Maintenance Director
	Matthew Hicks, Commissioner		Tracey Robinson, Interim HCV Director
			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 Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve Minutes of the Regular Board Meeting of December 15, 2021 –Four ayes, zero nays.

PUBLIC COMMENTS

Vice Chair Wimbley and Commissioner Dodson-Lewis commented on their experience with the PHADA conference they attended. They highlighted several programs that agencies can partner with. Board members had an open discussion about conference.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the December 2021 financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting the change issues by HUD via PIH notice requiring housing agencies to change from 14-day late rent notice to 30-day notice. In Kane County landlords are required to apply for the Illinois Rental Assistance Program in an effort to remedy the issue. If the landlord chooses not to apply, they forfeit the right to any monies due. Possession of the unit would still be granted.

Ms. Godinez added that the agency continues working Parking Pass, a software company to implement electronic registration of vehicles. We will also go to assigned parking for the residents on Northeast Drive and in the "circle" at Southwind.

The AHA has partnered with Top Box Foods and Norther Illinois Food Bank to provide meat, dry goods and produce boxes to varies AHA sites.

Finally, Ms. Godinez highlighted the MASS indicators and the Tenant Account Receivables. The percentage is a bit high but it is normal for this time of year. The AHA team will continue working with tenants to bring that number down.

Resident Opportunities Self-Sufficiency (ROSS)

Ms. Alexandra Shuck read from her report.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report. Her report, highlighting that there has been a total of 96 voucher issued with 19 families leased-up. Extensions are being granted to allow families to continue their search for a unit.

Emergency Housing Voucher wait list continues accepting applications. To date, there is 204 applicants on the waiting list with 149 having been pulled for final eligibility. 41 Emergency Housing Vouchers have been issued. 6 families have leased up.

All questions/concerns voiced were settled.

Maintenance

Mr. Carlos Guillen read from his report. He highlighted that maintenance staff continues to cleaning and disinfecting Centennial House and Maple Terrace. Building are being disinfected at least twice a day.

Six (6) units were turned for occupancy. Other activities included cleaning snow and spreading salt at all the sites assisting with prepping for food distribution events and Installing new air filters at all the scattered houses, Backflow testing at Jericho and the installation of new water meter at 1640 by the City of Aurora. 1630 will be scheduled for the following month.

Mr. Guillen provided a list of unit turns that were completed. Mr. Guillen also provided a summary of work performed by contractors.

Staff continues to work staggered shift to maintain CDC Social Distancing recommendations.

All questions/concerns voiced were settled.

Executive Report

Mr. Jordan read from his report the AHA is providing customer service to residents. Staff had meetings with residents at Centennial House and Maple Terrace but chose to not hold the meeting for the family site due to the pandemic numbers rising. No in person meetings have been scheduled for January. As things get better staff will restart meeting with residents again.

The AHA continues making progress in administering the Emergency Housing Vouchers. The AHA received and additional 3 Emergency Housing Vouchers (EHV) from HUD for a total of 48 vouchers to issue.

The agency will begin to work on its HUD Annual and 5-Year Plan. The agency will update the plan, which will include the finalization of the Indian Trail project.

The AHA partnered with VNA Healthcare to provide health care at Maple Terrace and Centennial House. The VNA would work at each site monthly assisting residents with their health issues. They would also continue to provide COVID vaccines, flu shots, physicals among other services.

The Northern Illinois Food Bank has provided boxes of food to our residents at Maple Terrace during the week of January 10th, 2022. The Food Pantry is partnering with our agency to provide food to AHA residents on a monthly basis.

Mr. Jordan went on to mention the AHA issues a RFP for the Indian Trail washer and dryer project. The project will be funded by the CDBD grant from the City of Aurora.

Staff will start working on land disposition in order to complete the closing of the Fourteen Forty-nine development project. Land would be transferred to Northern Lights Development Corp (NLDC).

Mr. Jordan provided a brief update of the status of the NLDC building and rehab projects.

AHA and development team will start meeting with City officials the week of February 7, 2022 to present Fourteen Forty-nine Senior Estates development project.

Any questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Chairman Joe Grisson advised we was elected Vice President of commissioners for NAHRO. There will be a conference in May. The emphasis will be on training for commissioners. He encouraged commissioner to take advantage.

EXECUTIVE SESSION

No Executive Session required.

ADJOURNMENT

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

Meeting adjourned at 5:24pm.