



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle
November 17, 2021 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
	Shireen Long, Commissioner		Judy Maisonet, Finance Director
	Frank Johnson, Commissioner		Carlos Guillen, Maintenance Director
	Jackie Gibson, Commissioner		Tracey Robinson, Interim HCV Director
	Sherrill Dodson-Lewis, Commissioner		

The meeting was called to order at 4:40 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 Sherrill Dodson-Lewis to approve Minutes of the Regular Board Meeting of October 27, 2021 –Five ayes, zero nays.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the October financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report. Ms Godinez highlighted that the Emergency Housing Voucher waiting list applicants are being pulled continuously, St. Charles Senior Project wait list continues open as does the Public Housing 5 bedroom.

Resident accounts have started being referred to the attorney to process for eviction. Kane County Judge is automatically providing 20-28 days before making a judgement against the tenant.

The AHA has partnered with Top Box Foods to provide Turkeys and produce boxes on November 18, 2021 to AHA sites.

All questions/concerns voiced were settled.

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 HCV. There has been a total of 79 voucher issued with 15 families leased-up.

Emergency Housing Voucher wait list continues accepting applications. To date, there is 161 applicants on the waiting list with 125 having been pulled for final eligibility. 25 Emergency Housing Vouchers have been issued. 1 family has leased up and 1 is pending for inspection approval.

All questions/concerns voiced were settled.

Maintenance

Mr. Carlos Guillen provided from his report that maintenance staff prioritizes daily work orders and cleaning and disinfecting Centennial House and Maple Terrace. Staff continues assisting Smithereens Pest Control during the monthly treatments.

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 is meeting with residents at each site monthly to continue forming positive relationships.

The AHA continues making progress in administering the Emergency Housing Vouchers. The AHA received 167 referrals from the partner agencies and is now has issued 19 vouchers thus far. AHA Staff meets with the partner agencies weekly to provide updates, progress or other concerns.

The Indian Trail project has been completed the interior rehabilitation of all units. The contractor will make minor repairs that are needed and The AHA is finalizing the installation of washers and dryers in each unit.

A new playground is being installed at Southwind with the old equipment being removed. The project is expected to be completed within the next two weeks.

The Aurora Housing Authority is in partnership with “The American Diabetes Association”, Blue Cross Blue Shield and Top Box to provide Turkey’s and fresh produce to 175 tenants on November 18, 2021. The agency’s staff will participate in the distribution of the Turkeys and boxes of produce.

The agency is completing the application for the Community Development Block Grant fund through the City of Aurora on November 15, 2021. The agency is requesting funding to assist in rehabilitation and modernization of its sites for 2022.

The agency is currently working on updating its parking permits for its family sites. The agency will be assigning parking spaces to authorized residents based on registered vehicles and the number of spaces available. The agency will create new signage and permits for all registered vehicles.

Mr. Jordan added that the AHA will partner with VNA to offer COVID Booster shot at Centennial House and Maple Terrace.

Any questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

Resolution 2021-15: Approval of 2022 Small Area Fair Market Rents

Mr. Jordan presented the resolution.

A motion was made by Meloyne Wimbley and seconded by Sherrill Dodson-Lewis to approve Resolution 2021-15, Five ayes, zero nays

Resolution 2021-16: Approval of Eastwood Redevelopment

Mr. Jordan presented the resolution. Any questions voiced were settled.

A motion was made by Frank Johnson and seconded by Meloyne Wimbley to approve Resolution 2021-16, Six ayes, zero nays

Partners Jim Roberts -AHDVS LL and Michael Simelton- Hope Bound- Fourteen Forty-Nine Senior Estates Presentation

Fourteen Forty-Nine Senior Estates being presented to Aurora Housing Authority Board first. Presentation to City of Aurora on November 29, 2021.

Open conversation regarding the progress, site concept, funding and community vision. Any questions voiced were settled.

EXECUTIVE SESSION

Session not required

ADJOURNMENT

A motion was made by Meloyne Wimbley and seconded by Jackie Gibson to adjourn the Regular Meeting. Six ayes, zero nays

Meeting adjourned at 5:58pm.