



MINUTES

BOARD OF DIRECTORS MEETING REGULAR BOARD MEETING MINUTES

Aurora Housing Authority - 1499 Jericho Circle
Link to Join Online: meet.google.com/cyo-mdfv-djp
February 22, 2022 at 4:30 pm

Present:	Joe Grisson III, Chairman Meloyne Wimbley, Vice Chairman Frank Johnson, Commissioner Sherrill Dodson-Lewis, Commissioner	Also Present:	Ralph Jordan, Executive Director Maria Godinez, Director of Public Housing Judy Maisonet, Finance Director Tracey Robinson, Interim HCV Director Carlos Guillen, Director of Maintenance Alexandra Shuck, ROSS Coordinator Bernard Weiler, Legal Counsel
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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

Approval of minutes had to be tabled to the next meeting when Commissioners can vote in person.

PUBLIC COMMENTS

No Public comments.

FINANCIAL REPORTS

Ms. Judy Maisonet provided a summary of the financials.

DEPARTMENTAL REPORTS

Public Housing

Ms. Maria Godinez provided a summary of her report highlighting that the Occupancy Department denied 120 applicants for the month due to various reasons.

The Occupancy Department is working on the purge of the voucher programs. The deadline to respond to the purge is March 11, 2023. The purge will assist us by removing applicants that no longer have valid contact information or longer interested. It will also allow staff determine if the waiting list(s) need to be reopened.

AHA Staff continues to meet with Aurora Police Department COP staff to review activities at the various sites.

Ms Godinez noted the improvement in the Tenant Account Receivables (TAR). Although there is more work to be done, the TAR went from 10% to 2%. All questions voiced were settled.

Resident Opportunities and Self-Sufficiency

Ms. Shuck provided a summary of the ROSS report.

All questions voice were settled.

Housing Choice Voucher (Section 8)

Mrs. Robinson read from her report. Her report, highlighting that there have been 48 families have leased up and 5 families that have found housing with other agencies.

AHA staff continues to meeting with Emergency Housing Voucher referring agencies every Friday to go over updates and discuss any obstacles. To date, there are 315 applicants on the waiting list with 269 having been pulled for final eligibility. 36 families have leased up. 48 vouchers have been issued.

Maintenance

Mr. Carlos Guillen read from his report highlighting work done at various sites.

Maintenance staff completed repairs at the Centennial House office which include the removal of broken concrete and carpet. New vinyl flooring was installed and some new fresh paint.

A contractor did some repairs the domestic water lines in at Centennial House.

Executive Report

Mr. Jordan read from his report highlighted the continued customer service to residents and clients. Staff continues to conduct monthly meeting with the Public Housing residents. Aurora Police COP officers and Kane County State's Attorney office representatives also attend the meetings.

The Aurora Housing Authority partnered with the Dunham Foundation to provide and after school program at Indian Trail. The Huntington Learning Center will provide assistance and training for up to 12 youth. Parents and teens will also have the opportunity to participate as assistants for the program.

AHA Staff inspected units are Indian Trail and Southwind to conduct review of the progress of the finalized rehabilitation at Indian Trail and the modernization of Southwind for 2023.

The agency and the Northern Lights Development Corporation (NLDC) are continuing to work on finalizing the closing process for the Fourteen Forty Nine Senior Estates project.

Mr. Jordan added that the AHA has sponsored a table at the African American Heritage Board event of Friday, February 24, 2023.

Mr. Jordan also provided that AHA staff met with Housing Authority of Joliet as they are providing guidance on the Demolition/Disposition process for the Eastwood complex.

Attorney Bernard Weiler provided an update regarding the meeting with the City of Aurora (COA) about the easement at Indian Trail. After their meeting, the COA made significant changes to the designs. As a result, Indian Trail residents will have an easier time getting in and out of the complex. High street will have a traffic signal at Indian Trail.

All questions voiced were settled.

OLD BUSINESS

None discussed

NEW BUSINESS

None discussed

EXECUTIVE SESSION

None Required

ADJOURNMENT

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

Meeting adjourned at 5:03pm