

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY (HACC)**

**REGULAR MEETING  
Housing Authority of Cook County (HACC)  
Boardroom  
May 15, 2014 at 2:00 PM**

**ROLL CALL**

**PRESENT:** Hipolito “Paul” Roldan, Chair  
Wendy Walker Williams, Vice Chair  
Karen R. Chavers, Treasurer  
Edna Carter, Commissioner  
Polly Kuehl, Commissioner  
Deniece Jordan-Walker, Commissioner

**HACC STAFF:** Richard Monocchio, Executive Director and Secretary  
Olukayode Adetayo, Chief Financial Officer  
James Harney, Director of Asset Management  
Alesia Hushaw, Financial Manager  
Tina Peterson, Director of Marketing and Communications  
Shana Jackson, Legal Counsel  
Debbie Kyker, Executive Assistant

**Other Attendee(s):** None

**Introductions:** Shana Jackson, Legal Counsel

**General Public Comments:** None at this time

## **JOURNAL OF PROCEEDINGS FOR MAY 15, 2014**

### **CALL TO ORDER**

Hipolito 'Paul' Roldan, Chair, called the May 15, 2014 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 PM.

### **CONSENT AGENDA**

The proceedings of the March 13, 2014 Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Treasurer Karen R. Chavers and seconded by Commissioner Edna Carter. The motion carried with all "ayes".

### **PRESENTATION OF RESOLUTIONS**

The Board of Commissioners next considered pending resolutions, as follows:

#### **RESOLUTION NO. 2014-HACC-09**

#### **TO APPROVE BOARD RESOLUTION NO. 2014 –HACC-09 AUTHORIZING PAYMENTS BY THE HOUSING AUTHORITY OF COOK COUNTY TO THE COOK COUNTY TREASURER'S OFFICE IN LIEU OF TAXES**

The Housing Authority of Cook County (HACC) administers subsidized programs in Cook County and is engaged in the development and operations of safe, decent and sanitary housing. The HACC entered into a Cooperation Agreement with the County of Cook and several communities whereby the HACC will make a voluntary payment of 10% of the net shelter rents charged for its various projects, in lieu of real estate taxes.

The sum of \$350,127.00 will be paid out of the Low Income Public Housing Operating fund, divided among the various Asset Management Projects (AMPs).

The HACC staff are respectfully recommending that the Board of Commissioners (Board) authorize the payment by HACC to the Treasurer of Cook County, in the above amount, for the calendar year of 2013, which payment shall be subject to a certification by the Assessor of Cook County, under a Pilot Program whereby the Authority does not pay real estate taxes for said properties.

The HACC is abiding by the terms of a Cooperation Agreement entered into with the County of Cook and several communities wherein the HACC owns property. Under this Agreement, the HACC makes a payment on a yearly basis equal to 10% of the net shelter rents charged for its

various projects, as follows: Robbins, Summit, Chicago Heights, Ford Heights, Niles, Park Forest, Des Plaines, Evanston, Skokie, Franklin Park, Arlington Heights, Harvey, and Wheeling, Project Numbers IL 25-1, 25-2, 25-4, 25-5, 25-7, 25-8, 25-9, 25-11, 25-12, 25-13, 25-15, 25-18, 25-19, 25-20, 25-22, 25-23, 25-24, 25-29, 25-30, 25-31, 25-51 (Formerly 25-3), 25-98 and 25-99, respectively.

The HACC staff, therefore, respectfully request that the Board of Commissioners authorize payment by the Housing Authority of Cook County to Cook County Treasurer's Office in lieu of Taxes.

Chair Roldan requested a motion to approve Resolution 2014-09 which was moved by Treasurer Karen Chavers and seconded by Commissioner Edna Carter. The motion carried with all "ayes".

### **FINANCIAL REPORT**

The Financial Reports was presented by Olukayode Adetayo, Chief Financial Officer.

Commissioner Kuehl asked "what happens to the 10% of the net?" Mr. Olukayode Adetayo replied that it is received from the rent collected through the accounts receivable. Commissioner Kuehl also asked "where does the surplus go?" Mr. Olukayode Adetayo stated that the surplus stays in each of the programs.

Treasurer Chavers asked "does this program allow landlords Class 9 benefits for tenants?" Secretary Monocchio stated that landlords receive a tax incentive of about \$1,000.00.

Chair Roldan asked that HACC staff "explore the definition of the 'Opportunity Areas and the Census'." Secretary Monocchio indicated that an update will be given at the next board meeting

### **OTHER BUSINESS**

James Harney gave a report on the Employment Fair:

- We are hosting an Employment Fair on Thursday, May 22, 2014 at Turlington West Apartments.
- This event is for all HACC, HCV and LIPH participants.
- We are hosting this event in order to assist our participants to find employment opportunities and job training programs.
- There are two sessions, 9:30am-12:00pm and 1:30pm-3:30pm.
- Over 4,000 flyers have been sent to unemployed and under employed HCV participants.
- Flyers have been distributed via foot campaign to all of the LIPH residents in the North and South Regions.
- Additional marketing for the event:
  - Flyers have been distributed to all HCV participants at move and port briefings since 4/30/14;
  - Flyers have been placed in the lobby;

- The main bulletin board in the lobby is decorated with information about the Fair;
  - The information has been posted on the HACC Website;
  - The information has been sent out via Social media (Twitter and FB);
  - 11 x 17 posters have been hung in all of the interview rooms and distributed at the LIPH sites.
- We have seventeen (17) employers currently registered to attend.
  - Areas of employment include: transportation, weatherization training, healthcare training, manufacturing training, plumbing contractor, temp services, etc.
  - Some employers: OAI, Inc., Totlec Plumbing, CARA Program, JAC Professional Services, Advocate Hospital, Pace Bus, etc.
  - We will also have partners that will provide training on resume writing, interview skills (Employer and Employment Services) and financial literacy (Ladder UP).
  - The Fair is going to be an outstanding event. Please attend if you are available next Thursday.
  - This is another example of how the HACC is assisting our participants by providing better opportunities in order for them to become more self-sufficient.

Commissioner Carter talked about tenant elections, resident councils at all the sites. Commissioner Carter stated that there are two community groups and currently eight resident councils. Eight elections were held and eight meet and greet teams were created. Commissioner Carter will also be attending a National Training on Tenant Councils upcoming at the end of May in Maryland.

## **EXECUTIVE DIRECTOR'S REPORT**

### **HUD**

*Gary* – HUD continues to act as Chief Financial Officer for the Gary Housing Authority, and earns \$20,500 per month for this service. CFO Adetayo is leading this effort. HUD has chosen to hire an outside consultant from Detroit to further assess the needs of Gary. It is not clear at this point whether this will impact HACC's involvement. A meeting is upcoming with the Mayor of Gary, Karen Freeman-Wilson.

### **CONGRESS**

The Rental Assistance Demonstration Program was extended through 2018 in President Obama's FY '15 Budget. The House, however, failed to include it in the Transportation – HUD Appropriation Bill. Executive Director Monocchio stated that he has been working with the Illinois delegation, HUD, and CLPHA to get this provision inserted in the House and Senate Bills.

### **EVANSTON PROJECT**

This project is being managed by Alesia Hushaw and Jessica Poirier, Director of Finance and Assistant Director of Finance, respectively.

*FINANCING* - HACC received very competitive equity proposals to fund the Evanston LIHTC project. Enterprise and their affiliate Bellwether Capital, which is also providing the permanent debt and the construction bridge loan through Bank of America, submitted the best proposal. HACC will earn a \$1.05 pay-in rate, and a very competitive interest rate, 1.75% plus LIBOR, on the construction loan. The Enterprise proposal provides \$407,000 more equity to the project than the next best submission.

*RELOCATION* - Housing choice preference forms have been collected from the 173 residents who now live in the Perlman and Walchirk properties. Thirty-three residents are requesting vouchers and one tenant is requesting a move to another public housing site. The remaining residents have chosen to remain, and will be relocated within the building during construction.

*CONSTRUCTION* - General Counsel Limanni spearheaded the production and solicitation of the bid package. The pre bid conference was well attended. Bids are due back on May 27. A special board meeting will be held on June 5th to approve the successful bidder.

## **COOK COUNTY**

The County is committed to assisting HACC in its second RAD application, which will rehabilitate 1,020 units of public housing. This of course, is predicated on RAD being extended by HUD.

A cooperative agreement between the HACC and Cook County has been established to service our vehicles.

The Chicago Cook Workforce Partnership has committed youth funding for the Robbins community.

## **IHDA**

HACC will be submitting an application to HUD for 9% tax credits in July. If awarded, the senior buildings in Arlington Heights and Skokie will be fully rehabilitated.

## **HCV**

This effort has been led and personally conducted by Jackie Hodges, Assistant Director – HCV Program:

- HACC has conducted over 30 landlord workshops in Harvey and Chicago since the Source of Income ordinance went into effect in August, 2013. In total, there have been over 280 to attend these sessions.
- HACC presents at Crime Free Housing Meetings for Tinley Park (twice a month), Country Club Hills (quarterly), Chicago Heights (monthly) and Alsip (twice a year).
- HACC presented Realtor groups:
  - Mainstreet Organization of Realtors in Tinley Park, Arlington Heights and Northbrook.

- McColly Real Estate, Tinley Park
- Baird & Warner, Orland Park
- HACC has provided training at individual management companies in Oak Forest, Justice and Schaumburg.
- HACC has presented at the Hines VA Landlord Fair.
- HACC has presented to over 50 landlords in Orland Park at a meeting hosted by a tenant screening company.
- HACC is scheduled to present to Century 21 Realtors in Schaumburg on May 21, 2014.
- HACC is scheduled to present to the Chicagoland Apartments Association on July 9, 2014.

This is part of HACC's strategy to increase voucher participation in all parts of Cook County.

## **HUMAN SERVICES**

*Saturday breakfast program* – through a grant from the Wal-Mart Foundation, kids are being served breakfast on Saturdays at the Vera Yates community in Ford Heights.

*Health Care* – providing mental health services through qualified behavioral health care agencies, and ensuring that residents without health insurance are signed up for CountyCare, the Medicaid expansion program authorized under the Affordable Health Care Act, remain top priorities.

## **PROJECT BASED VOUCHERS**

*Mt. Prospect* – The waiting list was opened for Mt. Prospect Horizon. The building contains 60 units of senior housing, 19 of which are assisted with project-based vouchers.

## **FORUMS AND SEMINARS**

*CLPHA Conference* – Executive Director Monocchio stated that he spoke at the national public housing conference on the RAD program, and met with Members of Congress regarding the program.

*Urban Institute* – Executive Director Monocchio stated that he participated on a national study group tasked with quantifying the magnitude of housing discrimination against people with vouchers.

## **ADJOURNMENT**

Chair Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Wendy Walker Williams and seconded by Commissioner Deniece Jordan-Walker. The motion carried with all "ayes".

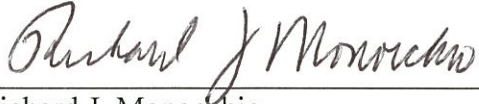
Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:15PM.

Respectfully submitted by:



Hipolito 'Paul' Roldan  
Chair

July 17, 2014  
DATE



Richard J. Monocchio  
Executive Director

July 17, 2014  
DATE