

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

**REGULAR BOARD MEETING
Housing Authority of Cook County (HACC)
Summit Senior Building
7455 W. 63rd Place
Summit, IL 60501
June 16, 2016 at 2:35 PM**

ROLL CALL

PRESENT: Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Saul H. Klibanow, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Jon Duncan, General Counsel
Alesia Hushaw, Chief of Staff
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Monique Bond, Communications Director
Jessica Del Valle, Manager of Strategic Initiatives
Shana Jackson, Legal Counsel
Vivienne Ouma, HCV Housing Specialist
Andrzej Sisson, Section-3 Coordinator
Debbie Kyker, Executive Assistant

Other Attendee(s): Cullen Davis, UP Development
Carol Howard, Summit Senior Housing Resident
Gloria Belbate, Summit Senior Housing Resident
Gilbertine Mixon, Summit Senior Housing Resident
Thelma Bell, Summit Senior Housing Resident
Clarice Hill, Summit Senior Housing Resident
Chris Mullen, Summit Senior Housing Resident
Vicki Reed, Edward Brown Apartments
Marjorie Solomon, Edward Brown Apartments
Sheila Jones, Edward Brown Apartments

PUBLIC HEARING REGARDING WORK PREFERENCE FOR PUBLIC HOUSING

Richard Monocchio, Executive Director and Secretary called for the Public Hearing regarding work preference for Public Housing. This was a public meeting which preceded the Regular Board Meeting.

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CALL TO ORDER

Commissioner Polly Kuehl called the June 16, 2016 Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:35PM.

PUBLIC HEARING REGARDING WORK PREFERENCE FOR PUBLIC HOUSING

Richard Monocchio, Executive Director talked the public hearing regarding work preference for public housing for working families, that meet the eligibility of income. The point system preferences are 1-5 (5 = working families; 4 = homelessness; 3 = seniors 62 and older and disability; 2 = veterans and widows; and 1 = women who were victims of domestic violence). Jon Duncan mentioned that this would apply to those who were interested in public housing and working families.

Commissioner Polly Kuehl asked in creating the new preference, why were seniors given an additional two points in the point system. Jon Duncan responded that the reasoning was because preferences in the point system are based on HUD requirements and rules.

Executive Director Richard Monocchio also commented that the Violence Against Women Act (VAWA) should be considered for receiving higher points. Jon Duncan mentioned that the HACC would make a recommendation to the board members on increasing point system for VAWA.

PUBLIC COMMENTS

None.

CONSENT AGENDA

Approval of the Minutes of the April 14, 2016, Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Commissioner Saul Klibanow and seconded by Commissioner, Nilda Soler. The motion carried with all "ayes".

PRESENTATION OF RESOLUTIONS

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

SUMMARY RESOLUTION NO. 2016-HACC- 14

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS THROUGH THE REGIONAL HOUSING INITIATIVE TO UP DEVELOPMENT, LLC FOR THE DEVELOPMENT OF THE PARKVIEW APARTMENTS IN ARLINGTON HEIGHTS, IL

The Housing Authority of Cook County (HACC), in conjunction with the Metropolitan Planning Council (MPC), the Illinois Housing Development Authority (IHDA), and nine other housing authorities – Chicago, Joliet, Lake County, McHenry County, Waukegan, Oak Park, DuPage County, North Chicago, and Park Forest – form the Regional Housing Initiative (RHI).

RHI was designed to encourage the development, rehabilitation, and preservation of quality affordable rental housing throughout the Chicago metropolitan region. RHI provides financial assistance through project based vouchers (PBV) to developers and owners of affordable rental housing who address two specific issues: quality, mixed-income housing located near jobs and transportation and quality housing for households earning up to fifty percent of the area's median income (AMI).

The Parkview Apartments will be a 45 unit, 7 story family housing community in Arlington Heights. The development will be in an ideal location – across from the Arlington Heights Metra station – allowing easy access to public transportation, both within the community and to downtown Chicago. The Parkview Apartments creates a perfect opportunity for workforce housing in a community where high quality affordable housing is extremely scarce. The first two floors of the building will be indoor parking for the residents and their guests.

UP Development, LLC has a partnership with the Kenneth Young Center to provide social services and case management to any families who may want or need them to improve their quality of life or maintain their housing. The development is part of the city's Downtown Master Plan which seeks mixed-use developments that strengthen the residential offerings, improve the pedestrian environment, and promote public/private partnerships.

The Parkview Apartments consists of one, two, and three bedroom units and will serve families with a mix of income ranges – affordable and market rate. UP Development, LLC requested eleven (11) PBVs, totaling 24.4% of the units. The mix of PBV units will be two (2) one bedroom units,

seven (7) two bedroom units, and two (2) three bedroom units. The HACC can provide RHI PBV assistance for up to 25% of the units located in communities that lease to eligible families. The HACC's ability to provide commitments for PBV's is contingent upon appropriations authorized by the Congress of the United States of America, the HACC's budget authority, and the HACC's voucher utilization at the time the units come on line.

A resident asked if there is any issue with the new development being close to the Arlington Heights Racetrack. Cullen Davis responded that the development will not be in close proximity to the racetrack.

Another resident asked when this project will be completed. Cullen Davis answered that the project will be concluded in about 12-13 months. The resident further asked if public housing residents will be transferred to the new development. Sheryl Seiling responded that the HACC will not be moving public housing tenants into these units, because the development is a part of the voucher program.

Commissioner Polly Kuehl requested a motion to approve Resolution 2016-14 which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

SUMMARY

RESOLUTION NO. 2016-HACC-15

AUTHORIZING PAYMENTS BY THE HOUSING AUTHORITY OF COOK COUNTY TO THE COOK COUNTY TREASURER'S OFFICE IN LIEU OF TAXES

The 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 \$255,528.00 will be paid out of the Low Income Public Housing Operating funds, divided among the various Asset Management Projects (AMPs).

The HACC staff members 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 2015. 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, Nilas, Park Forest, Des Plaines, Evanston, Skokie, Franklin Park, Arlington Heights, Harvey, and Wheeling, Project Numbers IL 25-1, 25-2, 25-4, 25-5, 25-6, 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, 25-51 (Formerly 25-3), 25-31, 25-98 and 25-99, respectively.

Karl Becker, Chief Financial Officer, stated that the \$255,528.00 is 10% of the HACC's net rental or shelter income. Karl Becker further stated that shelter income is determined by the amount that the residents pay minus utilities that the HACC pays.

Commissioner Polly Kuehl requested a motion to approve Resolution 2016-15 which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

SUMMARY
RESOLUTION NO. 2016-HACC-16

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO
FINANCING DOCUMENTS IN FURTHERANCE OF REDEVELOPMENT OF
PROPERTIES IN EVANSTON, ILLINOIS – PERLMAN AND WALCHIRK SENIOR
BUILDINGS**

A resolution authorizing the Executive Director of the Housing Authority of Cook County (the "Authority") to negotiate and enter into/consent to certain financing agreements, which may include the following: (1) Notes, (2) Security Instruments, (3) Regulatory Agreements, (4) UCC Financing Statements, (5) Building Loan Agreements, (6) Escrow Agreement, (7) Borrower's Oath, (8) Guaranty Agreements, (9) Disbursement Agreements, (10) Borrower's Certifications, and any and all materials, forms, certificates, agreements, amendments, modifications, supplements or other documents required or necessary to obtain the permanent financing for the Project (together, the "Permanent Financing Agreements") with Bellwether Enterprise Real Estate Capital, LLC (the "Lender"), on behalf of the Authority and its direct subsidiary, OneVision Housing, LLC, an Illinois limited liability company ("OneVision"), as its sole member, and its indirect subsidiary, Evanston Senior Redevelopment, LLC, an Illinois limited liability company ("ESR"), as the sole member of OneVision, ESR's managing member, in furtherance of a project designed to rehabilitate the properties located in Evanston, Illinois, commonly known as the Victor E. Walchirk and Jane R. Perlman Apartments (the "Project").

Pursuant to Resolution No. 2014-HACC-10, the Board of Commissioners of the Authority previously authorized the Executive Director of the Authority to execute and deliver any and all documents or instruments required to be executed and delivered in connection with the Project, and to take, or cause to be taken, any and all such other and further lawful actions, and to execute, acknowledge and deliver any and all such other documents or instruments as in the sole discretion

and reasonable judgment of the Executive Director may be necessary, proper or convenient in order to carry out the intent of Resolution No. 2014-HACC-10. In addition to the express authority previously granted to the Executive Director of the Authority by Resolution No. 2014-HACC-10, the Lender requested that the Board of Commissioners specially authorize the Executive Director of the Authority to negotiate, enter into, execute and deliver certain interim construction financing agreements in his capacity as Executive Director of the Authority, on behalf of the Authority, OneVision and ESR, as the case may be. The Board of Commissioners additionally adopted Resolution No. 2014-HACC-11 in connection with the Project. Construction of the Project will soon be complete and the Authority now needs to negotiate, enter into, execute and deliver the Permanent Financing Agreements and authorize the Executive Director of the Authority to negotiate, enter into, execute and deliver such Permanent Financing Agreements on behalf of the Authority.

Commissioner Polly Kuehl requested a motion to approve Resolution 2016-16 which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all "ayes".

EXECUTIVE DIRECTOR'S REPORT

REDEVELOPMENT

EVANSTON: Substantial Completion was issued by the architect on May 31st. The grand opening is scheduled for July 7th.

ARLINGTON HEIGHTS/SKOKIE: Construction is 34% completed.

SOUTH SUBURBS: 36 units will be rehabilitated and leased by the end of June. 27 units have been leased thus far.

APPLICATIONS

WHEELING/NILES: The 9% Low-Income Housing Tax Credit application is in process and will be submitted to the Illinois Housing Development Authority by the July 11th deadline.

CHICAGO HTS/ FORD HTS/ PARK FOREST/HARVEY/ROBBINS: The 4% Low-Income Housing Tax Credit applications for Richard Flowers, Juniper Tower and Edward Brown are under review at the Illinois Housing Development Authority. An application for Golden Towers I & II and Turlington West will be submitted next week.

LOW-INCOME PUBLIC HOUSING

The HACC received a \$100,000 Federal Grant to expunge the records of youth program participants. Shana Jackson stated that the HACC will be working in conjunction with LAF to provide expungement services to qualifying public housing residents that are 18-24 years old in the HACC's Ford Heights, Chicago Heights, and Robbins public housing properties. Ms. Jackson also stated that the program is an eighteen month program and the expungement process for each individual can take up to 6 months.

Father's Day events have been planned at every site for today and tomorrow.

EDUCATION

5 residents have enrolled in the HACC's Promise Program at Prairie State and 20 more residents are expected to enroll this month.

JOBS

The HACC held a job fair in Robbins on April 28th. There were 25 trainers and employers present and over 150 community residents attended the event.

OTHER BUSINESS


Karl Becker, Chief Financial Officer reviewed the Financial Report. A copy of the report was given to each board member.

ADJOURNMENT

Commissioner Polly Kuehl requested a motion to adjourn the regular meeting of the Board which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

Accordingly, the Regular meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:17PM.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

August 18, 2016
DATE



Richard J. Monocchio
Executive Director

August 18, 2016
DATE