

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

**REGULAR MEETING
Board Room
March 14, 2013 at 2:00 PM**

ROLL CALL

PRESENT: Hipolito 'Paul' Roldan, Chair
Karen R. Chavers, Treasurer
Polly Kuehl, Commissioner
Edna Carter, Commissioner
Wendy Walker Williams, Vice Chair

Deniece Jordan-Walker, Commissioner (Excused Absence)

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Susan Weimer, Chief Operating Officer
Olukayode Adetayo, Chief Financial Officer
Mark Limanni, General Counsel and Director of Asset Management
Jon Duncan, Senior Counsel and Director of Human Resources
Sheryl Seiling, Director of Housing Choice Voucher Program
Maria Lotho, Executive Assistant
Debbie Kyker, Executive Secretary

Other Attendee(s): Audra Hamernik, A. Hamernik & Associates, Inc.
Gus van den Brink, Sertoma Centre, Inc.
George Marsh, Genesis Construction
Karry L. Young, KLY Development LLC
Jeff Head, The Habitat Company
Shangwe Parker, The Habitat Company
Karen Webster, SEIU 73
Matt Brandon, SEIU L73
Brothella Quick, Quick Ventures LLC

JOURNAL OF PROCEEDINGS FOR MARCH 14, 2013

CALL TO ORDER

Hipolito 'Paul' Roldan, Chair, called the March 14, 2013 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioner to order at approximately 2:18 PM.

CONSENT AGENDA

The journal of proceedings of the January 10, 2013 Regular Meeting of the Housing Authority Cook County (HACC) Board of Commissioners were approved.

Due to the number of other attendees, some of which were there for matters not on the agenda, Mr. Monocchio suggested they state their comments at the start of the meeting.

Mr. Matt Brandon of SEIU Local 73 asked that it be on record that he and the Executive Director had a great working relationship; they have known each other for years and consider him a friend.

Ms. Karen Webster had no comment at the time.

Ms. Brothella Quick of Quick Ventures LLC stated that she owns property in Evanston and had a tenant that was on the voucher program. She was attending the Board Meeting to suggest HACC complete a thorough "exit interview" for consideration to landlords such as herself who are left with financial burden from a bad tenant. Ms. Quick stated that the tenant left the unit with \$5,100 worth of damages and an outstanding water bill. When she contacted HACC, she was informed that the tenant was "ported out" and she believes that the tenant should instead have been terminated from the program.

Chairman Roldan asked what the size of the building is. Ms. Quick responded it is a single family home.

Ms. Quick then presented a video of the walk-thru to show the damage within the unit. Chairman Roldan asked if it was physical damage done to the unit. Ms. Quick responded physical damage to the windows and frame and property (washer and dryer) damage as well as stolen lawn equipment.

Chairman Roldan asked if the Police department was contacted since it also included criminal damage. Ms. Quick responded yes, but because she did not witness the damage happen, charges could not be filed. Ms. Quick also stated she incurred attorney fees and was charged by the City of Evanston for removal for the debris the tenant left outside the unit. She further stated that the tenant had been renting the unit for five years and within seven months of the current lease was when all the problems began.

Ms. Quick stated that with the tenant "porting" to another housing authority was unfair to landlords such as herself. Mr. Monocchio stated that if HACC was made aware of such incident, HACC would not allow the tenant to keep the voucher; the tenant was able to port out because HACC was

not made aware before the tenant moved out. Ms. Seiling added that the tenant was ported to Chicago, was then absorbed, and no longer assisted by the HACC at all. Therefore, the HACC has no jurisdiction or further involvement with any assistance for the tenant.

Commissioner Kuehl asked for clarification if she had been a tenant lived in the unit for five years and the unit was inspected each year, all the damage happened when she moved. Ms. Quick responded yes and added that it was deliberate. It was revealed that Ms. Quick and the tenant had a rift due to the tenant using part of the basement as a living area/dwelling area.

Commissioner Kuehl then asked if she terminated the lease. Ms. Quick responded yes because she had no other choice. The City of Evanston would fine Ms. Quick because the basement unit cannot be used for a living/dwelling area.

Chairman Roldan stated that a discussion with staff that is larger than just this one scenario, but will include law enforcement. He stated that HACC will communicate in writing to follow-up and appreciated Ms. Quick making the time to address the Board.

Chair Roldan then moved to the next agenda item – discussion and voting on Resolutions.

RESOLUTION NO. 2013-HACC-02

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTACH PROJECT BASED VOUCHERS TO HERITAGE HOUSE IN MELROSE PARK, ILLINOIS

Mr. Monocchio stated that there are two projects including project based vouchers. The first is Heritage House in Melrose Park, and the developer is Habitat Company, Jeff Head. The project is supported by the Cook County Board and IHDA, and has multiple funding sources and wide support. The HACC vouchers will enable Habitat to provide deeper subsidies to some of its tenants, and the project is also Workforce and Family Housing. HACC is requesting for 35 vouchers be approved out of total 132 units.

Mr. Head stated that Heritage House was a project that was developed in the 1970s. Habitat has owned and managed the property since the 1990s, and has been an affordable project since their ownership. Habitat is seeking resources so that the project remains affordable for the next 30 years. Mr. Head mentioned that a notable aspect of the project is that it is the only affordable family housing in a municipality area of Melrose Park, and Cook County gladly supports the project because it provides workforce housing for residents who work and live at O'Hare, and in the surrounding manufacturing and warehouse district in that area. Habitat is seeking deeper subsidies for a quarter of the units, including 5% of units dedicated for people with disabilities which will settle with IHDA's *Olmstead Decree* case. Without such subsidy Habitat will not be able to provide housing for clients with no income.

Chairman Roldan asked who the original developer was. Mr. Head was not able to provide the answer since Habitat had the property since the mid-1990s.

Commissioner Kuehl asked what renovations were done. Mr. Head replied the exterior walkways had substantially deteriorated, which amounted to a quarter of the cost of maintenance to replace and rebuild and to address life safety issues, and providing a new consolidated laundry facility for all units. Within the units there were upgrades to the bathrooms and interiors, with major focus on accessibility to meet 504 compliance. Additional funds would go to exterior improvements, with a good maintenance team in place and good management operation.

Mr. Limanni asked how many units. Mr. Head replied 142 units, with two non-revenue units being the laundry facility and the management office.

Chairman Roldan asked whether renovations would be done while the development remained occupied. Mr. Head replied correct, explaining that there are seven buildings. One building will be taken offline and residents will be moved to another building. If a second building can be vacant, it will accelerate the process.

Vice Chair Williams asked if Habitat will pick up the cost of moving the tenants. Mr. Head replied yes, it is in their current budget.

Commissioner Kuehl asked about current occupancy. Mr. Parker replied that current occupancy was at 94%. Commissioner Kuehl asked if PBV would go to existing tenants. Mr. Head responded that Habitat would need to work with HACC; Habitat would like to be able to do that, but wants to ensure the specific process and rules are with HACC. Ms. Seiling commented that regulations state that current tenants have the right of first refusal, therefore, if they qualify for the voucher program then they would be able to remain in the unit so that no one gets displaced.

Vice Chair Williams asked when Habitat will begin the work if approved. Mr. Head responded that they are working with IHDA and FHA for a closing at the end of August or the beginning of September. Habitat would like to ideally to have vouchers online at the same time and first occupancy at that point, then voucher units throughout the program and not concentrated at a single building and spread out through the project.

Commissioner Walker Williams asked what their anticipation is from beginning to end. Mr. Head responded that based on their plan of one building at a time then it would be planned for a twenty-two (22) months project and if a second building can be vacated, it would accelerate the process.

Chairman Roldan asked who the general contractor was. Mr. Head responded it was Linn Mathis.

Chairman Roldan asked if there were any other questions.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 02 Authorizing the Executive Director to attach Project Based Vouchers to Heritage House in Melrose Park, Illinois, which was moved by Commissioner Chavers and seconded by Commissioner Kuehl. The motion carried with all "ayes."

RESOLUTION NO. 2013-HACC-03

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTACH PROJECT BASED VOUCHERS TO KIMBALL COURT APARTMENTS IN HOMEWOOD, ILLINOIS

Ms. Hammernik introduced Mr. Van den Brink, Executive Director of Sertoma Centre, Inc. Mr. Van den Brink provided an overview of their agency, which is a social service agency started in 1971 serving people specifically with mental disabilities and serves individuals with mental illness. They currently serve about 750 individuals each year, they have three large state program facility, and run ten residential group homes as well as support individuals in their own family homes. Sertoma is currently working on permanent supportive housing for sixty (60) units in Homewood with six units to be subsidized by the HACC so that the units can be filled and individuals can afford to live there.

As a service provider, Sertoma already provides the services the residents need and with their experience they are able to provide a range of programs and facility management at the properties that they own. They are excited about the location due to the amenities in the surrounding area. Cook County supports the project through their HOME funds and IHDA wants all subsidies in place before making a final decision.

Chairman Roldan asked what the source of income for the service side is. Mr. Van den Brink responded that it would be essentially funded through the Department of Human Services from medical billing. Chairman Roldan asked if it will include on-site services visiting. Mr. Van den Brink responded, definitely, case management will be visiting on site and at the units with provisions for an office for the manager on the site. Depending on the tenant needs, Sertoma would ensure sufficient hours are provided to have those needs meet, and they also plan to have a community room and another office for individual counseling and support services.

Commissioner Kuehl asked if it is a requirement of the lease that the residents participate in the social service program. Mr. Van den Brink responded no. Ms. Hammernik added Mr. Van den Brink will do a great job in engaging for tenants involved and participating in the programs. For the six for the wait list, they will have instant ability to have services available, not necessarily for mental disability or illness, but for case management services and services they may need.

Commissioner Kuehl asked whether the tenants from the HACC wait list will qualify for the programs. Mr. Van den Brink responded certainly, although it is disability first. It is not a requirement to receive services or in need of them, as long as they are eligible for housing assistance. Commissioner Kuehl asked whether this is a group home. Mr. Van den Brink responded no. Ms. Hammernik added it is independent living in supportive housing.

Chairman Roldan called for a motion to approve Resolution 2013- HACC 03 Authorizing the Executive Director to attach Project Based Vouchers to Kimball Court Apartments in Homewood, Illinois, which was moved by Vice Chair Walker Williams and seconded by Commissioners Kuehl. The motion carried with all "ayes."

Mr. Monocchio asked to change the order of the discussion of Resolution as listed on the agenda.

RESOLUTION NO. 2013- HACC-06

A RESOLUTION- SEEKING APPROVAL AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A REVISED VOLUNTARY COMPLIANCE AGREEMENT BETWEEN THE HOUSING AUTHORITY OF COOK COUNTY AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Mr. Monocchio stated that this resolution is to execute the Voluntary Compliance Agreement (VCA) with HUD relating to housing with people with disabilities. It is an ongoing issue with the HACC; HUD found the previous administration non-compliant with Section 504 [of the Rehabilitation Act of 1974] and required the HACC to reconfigure a certain number of units for accessibility for tenants with physical, auditory and sensory disabilities. HACC is now confident in its position to recommend to the Board to enter into the VCA with HUD.

Mr. Limanni continued that it is an unfunded mandate and that federal regulations require 5% of units HACC owns and operates be in compliance with UFAS, requiring reconfiguration of the building and design-related issues. HACC has a workable schedule and working to put together the funds to convert the unit, proposing twenty-two units over the course of the next year. All twenty-two units will have to be converted by the mandated deadline of March 2014 and then six years of construction, varying year-to-year, as per the proposal to HUD. HACC has had to move some funds and draw down heavily from Reserves which is specifically dedicated for Capital Projects to cover the costs and as part of the Richard Flowers project, drawing from those funds towards this (VCA) project through the course of the year.

Chairman Roldan asked whether the funding for Richard Flowers were all Reserve funds. Mr. Limanni responded yes. Mr. Monocchio added that Mr. Limanni referenced three resolutions: the VCA, the budget/financial portion and the Richard Flowers project.

Mr. Limanni then specified that the Resolution being presented for approval is the authorization to negotiate the settlement and agreement to convert the particular units to meet the required deadline and schedule.

Chairman Roldan asked if the formula is the percentage of the total portfolio. Mr. Limanni responded yes, it is the specific number of five units. HACC has to have ninety-eight units completed by 2019, with twenty-two units completed within the next twelve months. Chairman Roldan asked how many units were in the total portfolio. Mr. Monocchio responded 2,100.

Mr. Limanni added that 5% would be the ninety-eight and rounded to 100 units per advisement. Vice Chair Walker Williams asked what is being revised, from what to what. Mr. Limanni responded that the timeline is being negotiated for each year's compliance HUD schedule. Mr. Monocchio added that HUD provided HACC with a proposed schedule with which units to complete in 2013 through 2018. HACC is requesting to change the order and revising which ones are being completed in which year based on the needs of the Authority.

Commissioner Kuehl asked if the 5% total included the Robbins and Celina Blake properties and if we dispose of Celina Blake whether that changes HACC's total and the 5%. Mr. Monocchio yes, and it would be recommended that the Resolution be signed because Celina Blake is currently part of the inventory and the housing is needed now. Commissioner Kuehl then asked if HACC gets to choose where the 5% is put. Mr. Monocchio responded yes, HUD told HACC where, and the HACC provided a response. Chairman Roldan asked whether HUD gave a specific deadline and whether there is some flexibility within that time. Mr. Monocchio responded yes; with twenty-two completed by 2014 as stated by Mr. Limanni.

Commissioner Kuehl asked if the money is not available in the future, how it will affect the agreement with HUD now. Mr. Monocchio responded that HACC will need to renegotiate.

Chairman Roldan called for a motion to approve Resolution 2013- HACC 06 seeking approval and authorizing the Executive Director to enter into a revised Voluntary Compliance Agreement between the Housing Authority of Cook County and the U.S. Department of Housing and Urban, which was moved by Treasurer Chavers and seconded by Commissioners Kuehl. The motion carried with all "ayes."

RESOLUTION NO. 2013 - HACC-07

SUPPLEMENT TO THE RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EARMARK FUNDS (THREE MILLION EIGHT HUNDRED THOUSAND DOLLARS - \$3,800,000) FROM THE HOUSING CHOICE VOUCHER PROGRAM (HCVP) PRE- 2004 UNRESTRICTED NET ASSETS RESERVE TO FUND THE REHABILITATION OF 60 VACANT LIPH UNITS AT THE RICHARD FLOWERS HOMES IN ROBBINS, ILLINOIS TO CONFORM TO HUD MANDATE TO REDUCE LIPH VACANT UNITS AND USE APPROXIMATELY \$600,000 (13%) OF THE \$3.8M TO ADDRESS THE VOLUNTARY COMPLIANCE AGREEMENT (VCA) FOR FISCAL YEAR (FY) 2014.

Mr. Monocchio stated that previously the Board had authorized HACC to spend up to \$3.8 million dollars from its unrestricted Reserve account to rehabilitate the vacant units in Robbins. HACC is asking to divert \$600,000.00 dollars to meet the VCA legal requirement without impeding the rehab work in Robbins. Mr. Limanni added that the diverted dollars will help to hit the target of the twenty-two units by the end of the year.

Chairman Roldan asked whether the contract had some type of contingency. Mr. Limanni responded that pursuant to the contract, two units at Robbins will be converted to go towards the twenty-two units for Uniform Federal Accessibility Standards (UFAS) compliance and provide the units for those in need. Chairman Roldan asked about the potential for overruns (change orders). Mr. Limanni responded that HACC will do its best to keep change orders to a minimum.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 07 supplement to the resolution authorizing the Executive Director to earmark funds \$3,800,000.00 from the Housing Choice Voucher Program pre-2004 unrestricted net assets reserve to fund the rehabilitation of sixty (60) vacant LIPH units at the Richard Flowers Homes in Robbins, Illinois to conform to HUD mandate to reduce LIPH vacant units and use approximately \$600,000 (13%) of the \$3.8 million to address the Voluntary Compliance Agreement for Fiscal Year, which was moved by Treasurer Chavers and seconded by Commissioners Carter. The motion carried with all "ayes."

RESOLUTION NO. 2013- HACC-05

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH GENESIS CONSTRUCTION AND CARPENTRY SERVICES, INC. AND KARRY L. YOUNG DEVELOPMENT LLC TO COMPLETE THE TOTAL REHABILITATION OF SIXTY (60) LIPH FAMILY UNITS AT RICHARD FLOWERS HOMES IN ROBBINS, ILLINOIS.

Mr. Monocchio commented that this resolution will turn Richard Flowers and Robbins into a viable community and this project will take HACC to 97% occupancy. It will allow housing of sixty more families, rehabbing an on-site community center and repairing the playground, all which help in creating a safe and healthy environment. Mr. Monocchio then introduced Mr. George Marsh of Genesis Construction and Mr. Karry L. Young, of KLY Development LLC, a joint venture.

Mr. Marsh, of Genesis Construction discussed his years of experience and working with government agencies and his familiarity with UFAS requirements. He described his knowledge of the Robbins area and stated that he understood the challenges and the community.

Mr. Young described the history of his company and how they built their expertise from their past work experience in new construction and awards received. He further stated that they enjoy giving back to the community by working with the elected officials and leaders in the communities and hiring within the community.

Commissioner Walker Williams added her familiarity with KLY Development's work and was confident in their work from her previous experience with them through the City of Chicago Department of Planning and Development.

Chairman Roldan called for a motion to approve Resolution 2013- HACC 05 authorizing the Executive Director to enter into a contract with Genesis Construction and Carpentry Services, Inc. and Karry L. Young Development LLC to complete the total rehabilitation of sixty (60) LIPH family units at Richard Flowers Homes in Robbins, Illinois, which was moved by Vice Chair Walker Williams and seconded by Treasurer Chavers. The motion carried with all "ayes."

RESOLUTION NO. 2013 – HACC – 04

RESOLUTION ADOPTING THE HOUSING AUTHORITY OF THE COUNTY OF COOK'S (HACC) OPERATING BUDGET FOR THE FISCAL YEAR 2014 ENDING MARCH 31, 2014.

Mr. Monocchio stated that as required by HUD, HACC is presenting a balanced budget for fiscal year-end April 1 based on the best current information available taking into account cuts of \$1M in HACC operating funds and \$6M in Housing Assistance Program payments. The House or the Senate bill does not put the money back in any of the money sequestered on March 1st. Cuts had to be made in HACC's budget, including positions being considered and in different line items. HACC was able to get a balanced budget without, at this point, any lay-offs, furloughs or pay-cuts. With regards to reduction in HAP revenue, vouchers will be lost over time. At its full impact, the program will be reduced by approximately 800 vouchers and will not be returned. 8,000 people on the waiting list will not be helped; however, current vouchers holders will not lose their voucher (with information available as of date).

The money that funds government is currently scheduled to stop on March 22. Both House and Senate have passed bills for continuing budget resolutions, but neither version is positive for housing programs. The HACC will need to return to the Board in a couple of months with another budget that will take into account cuts that are going to ensue due to the Congressional actions that will likely occur in the future. The current budget being submitted is balanced supported by

information provided as of this date, but a revised budget will most likely be needed based upon which legislation ultimately is adopted by Congress. For the record, Mr. Monocchio anticipates that there will be more cuts.

Chairman Roldan asked whether HACC's fiscal year is April 1st, what HUD's budget will be for the next fiscal year. Mr. Monocchio responded that if the House and Senate meet in the middle between their two versions, HACC will lose another \$2M budget cut. Commissioner Kuehl asked if HACC has considered the worst case scenario. Mr. Monocchio responded yes and HACC does have worst case budget scenarios and will need to present to the Board when that time comes. Chairman Roldan asked if the cuts will take effect in April 2014. Mr. Monocchio responded that the sequestration and budget cuts will take place in the next seven months. Vice Chair Williams asked if it will be retro-backed. Mr. Monocchio responded absolutely right, stating that in January and February, HUD provided more money than what would be available under the budget resolutions; currently, they provide less administrative fee and operating subsidy for the rest of the Federal fiscal year, ending in September. There will be difficult choices to make in the future in terms of cuts.

Mr. Adetayo provided an overview of summary of comparison of FY 2014 and FY 2013, the revised budget which was approved previously and the difference between the two budgets. HACC used the worst case scenario of 88% proration rates from information previously shared (speculation is the House proposed as low as 73% and Senate at 81%). Chairman Roldan asked that the worst case is a 7% difference. Mr. Adetayo responded yes. Mr. Monocchio added the scenario was being used in order to try to pass the current presented budget.

Mr. Adetayo then continued with the sequestration allowance of 5.1% which would affect programs such as LIPH and from the Capital Grant, operating and administrative expenses, and general expenses. The dollar amount of the sequestration allowance is \$438,000.00 with the bottom line of \$61,000.00 at the end of the fiscal year. Chairman Roldan asked for clarity that allows the sequestration was at the 88% level. Mr. Adetayo responded no, at 5.1% coming out of the 88%. Commissioner Kuehl asked whether the scenario does not take into account whether the House or the Senate version is adopted. Mr. Adetayo responded no. Mr. Monocchio responded it is a 5.1% cut across the board. Currently, the Senate proposed 70% and the House at 69%, but HACC used 75% with allowance for sequestration. The total expense of \$9.7 M and an allowance for \$577,000.00 for sequestration which leaves the HACC at a negative bottom line, however, the hope is that Congress will provide more funding. As well, as HACC's central office to supplement from LIPH and HCV program revenues and Section 8 (mostly from management fees), and 10 % administrative fee of Capital Grant which equates to \$5.7 M in revenue and expenses at \$5.3 M, and a set-aside of \$1M for sequestration. In comparison to FY 2013, the difference is \$258,000.00 dollars lost.

Mr. Adetayo further continued that in the one month left in FY 2013, it was being proposed at 93% proration and 7% reduction, amounting to \$6.5 M which is the maximum cut of money to be paid out to fund voucher units. If the 7% reduction does happen, HACC will lose vouchers through attrition and no longer be able to provide new vouchers. Chairman Roldan asked whether the cost of the voucher units itself goes up each year. Ms. Seiling responded that the cost per unit per month is determined on the income of the family which generally is about \$760 and smaller units being less. Chairman Roldan asked whether income stays the same from one year to the next with operating costs going up, does the government allow a larger number of allocations for the same number of

vouchers. Mr. Monocchio responded no and those higher rents would not be able to be attainable. Commissioner Kuehl added that the rent increases would not be approved.

Ms. Seiling added that at initial lease tenants have to be able to pay 30% but can pay up to 40% of their income. If they are leasing up, HACC works with the landlord to ensure the tenant only pays within that percentage of the rent as long as it is reasonable, and it is the decision of the landlord to both accept and change the rent price considering the payment portions of the HACC and the tenant. It then is the tenant's responsibility to pay the additional dollar amount in addition to the 30%. The additional dollar amount applies regardless if the tenant's income changes; the 30% may fluctuate due to that change, but the additional dollar amount does not should the tenant decide to stay in the same unit. Ms. Seiling continued that there is no cap in what the tenant can pay; they can pay up to 100% of their salary after the first year as long as it is *reasonable*.

Ms. Weimer asked how it is determined what is reasonable and what HACC will pay, how that is adjusted. Ms. Seiling provided an example if the payment standard is \$1,000.00 and utility allowance is \$100.00, the HACC will generally offer the landlord \$900.00 in rent (payment standard less utility allowance) provided that \$900.00 is reasonable. If the comps came back at \$1,000.00, HACC will still offer only \$900.00 and if the landlord is asking for \$950.00, that is when the client/tenant will have to pay the additional dollars. However, if the comps came back at \$820, then HACC will only offer that price maximum (because the \$900.00 is no longer reasonable), regardless of what the landlord is asking.

Chairman Roldan asked who calculates the comps. Ms. Seiling responded Illinois Housing Search. Commissioner Kuehl asked if the tenant can pay the difference if the comp came in at \$820 to keep the unit. Ms. Seiling responded no it would not be approved because the \$900 is no longer reasonable.

Chairman Roldan called for a motion to approve Resolution 2013- HACC 04 adopting the Housing Authority of Cook County's (HACC) operating budget for the Fiscal Year 2014 ending March 31, 2014, which was moved by Vice Chair Walker Williams and seconded by Commissioner Carter. The motion carried with all "ayes."

Commissioner Kuehl asked whether those on the Wait List will be notified about no vouchers being issued or on hold, assuming HACC will not be receiving any additional vouchers (due to the cuts mentioned). Ms. Wiemer responded it will be posted on HACC's website.

Executive Director's Report

Mr. Monocchio discussed the long process of HACC's continued efforts to address units at Celina Blake with HACC's request to HUD to either demolish or dispose of them due to the \$15 million dollar cost to repair them. For a variety of reasons, HUD would not grant the request and rescinded a demolition in 2008/9 (per Commissioner Carter). Subsequent inspections have been completed and with the assistance of two engineers from the Special Application Center, a report was provided that met HUD requirements for demolition or disposition which now allows HACC to dispose of the property. HACC intends to deed the property to DOLL, Inc.

Mr. Monocchio noted that Shriver Center on Poverty Law is now supportive of HACC's intent to dispose of the Celina Blake property. The Shriver Center previously filed a civil rights lawsuit which is granted standing due to residents in Robbins and Ford Heights not receiving mobility assistance. Since then HACC has created a mobility program and built units with PBV in opportunity areas. Mr. Limanni added that HACC is already in negotiations with the Shriver Center and they are supportive of the plans with DOLL, Inc.

Mr. Monocchio continued that Cook County President Toni Preckwinkle is aware of this matter and intends to provide resources and has asked HACC to provide necessary assistance to ensure the success of DOLL, Inc.

Mr. Monocchio then mentioned HACC's recognition by Governor Pat Quinn at the Maple Pointe Apartments event. The HACC Board was the first to provide 50 of the 800 vouchers the State was hoping to receive for people with disabilities.

Mr. Monocchio discussed HACC's intent to apply for the July 25 [2013] round of Low Income Tax Credits. The project that will have the best opportunity to get funded are the two senior buildings located in Evanston, based on discussions had with IHDA. The plan is to apply for the maximum amount of tax credits worth \$1.5 million. HACC anticipates that due to the extent of physical work to be completed at both buildings will cost approximately \$11 billion for 201 units. There will be a gap in funding which HACC has already discussed with the County and the City of Evanston to request HOME Funds to help fill that gap.

Chairman Roldan asked whether the HACC is interested in moving towards being a developer and whether it has the development capital. Mr. Monocchio responded yes, HACC has enough to cover the application, cost-estimates, market studies and attorney fees. Chairman then asked whether there is funding available for closing if the project is approved. Mr. Monocchio responded yes. Mr. Monocchio continued that HACC has enough capacity to be the developer with a reputable, affordable General Contractor.


Mr. Monocchio referenced HACC's Resident Services team and their efforts. He discussed the rehab of the Robbins Community Center and getting service providers on-site and creating communities at HACC's sites.

ADJOURNMENT

Chairman Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Williams and seconded by Commissioner Carter. Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 4:52 PM.

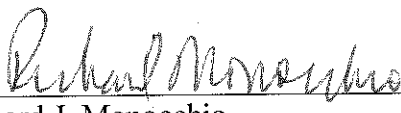
The next scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of Cook County is Thursday, May 9, 2013.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chairman

May 9, 2013
DATE



Richard J. Monocchio
Executive Director

May 9, 2013
DATE