

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

**REGULAR MEETING
Board Room
May 9, 2013 at 2:07 PM**

ROLL CALL

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

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): Karen Webster, SEIU 73
Virginia Pace, Lighten Gale Group, representing Over the Rainbow organization
Kerissa Markiewicz, Lighten Gale Group, representing Over the Rainbow organization
Anthony Paiano, Alliance Architecture representing Ryan Companies
Perry Vietti, Interfaith Housing Development Corporation, representing Oak Park Supportive Housing, LLC.
Edward Sloan, Executive Director of the Oak Park Housing Authority
Peter Tsiolis, Village of Bellwood
Bob Gawronski, representing Senior Lifestyle

JOURNAL OF PROCEEDINGS FOR MAY 9, 2013

CALL TO ORDER

Hipolito "Paul" Roldan, Chair, called the May 9, 2013 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioner to order at approximately 2:07PM.

CONSENT AGENDA

The journal of proceedings of the March 14, 2013 Regular Meeting of the Housing Authority of Cook County (HACC) Board of Commissioners were approved.

All Commissioners were present in the meeting room and none were participating by telephone or other electronic means.

Commissioners present were: Hipolito "Paul" Roldan (Chair), Wendy Walker Williams (Vice Chair), Karen Chavers (Treasurer), Edna Carter, Polly Kuehl and Deniece Jordan-Walker. Richard Monocchio, the Executive Director of the HACC, was present. Also present were the following members of the HACC staff: Maria Lotho, Monica Slavin, Sheryl Seiling, Olukayode Adetayo, Sue Wiemer, Jon Duncan, Debbie Kyker and Mark Limanni.

Also present were:

Karen Webster of the SEIU
Virginia Pace of Lighten Gale Group, representing the Over the Rainbow organization
Kerissa Markiewicz of Lighten Gale Group, representing the Ryan Companies (same woman as representing Over the Rainbow)
Anthony Paiano of Alliance Architecture representing the Ryan Companies
Perry Vietti of Interfaith Housing Development Corporation, representing Oak Park Supportive Housing, LLC
Edward Sloan, the Executive Director of the Oak Park Housing Authority
Peter Tsiolis of the Village of Bellwood and Bob Gawronski, representing Senior Lifestyle

The minutes of the Regular Board of Commissioners meeting of March 14, 2013 and the Special Meeting of the Board of Commissioners of April 18, 2013 were approved by voice vote without change.

RESOLUTION NO. 2013-HACC-10

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS TO OVER THE RAINBOW FOR UP TO 30 UNITS AT THE SOUTHWICK APARTMENTS IN MATTESON, IL

Discussion ensued regarding Resolution No. 2013 – HACC – 10, authorizing the Executive Director to award project based vouchers to Over the Rainbow for up to 30 units at the Southwick Apartments in Matteson, Illinois. Virginia Pace of the Lighten Gale Group representing Over the Rainbow organization briefly described the Southwick Apartments project. Sheryl Seiling and Richard Monocchio also described the project.

A motion was made and seconded to adopt the resolution. The motion carried by unanimous voice vote.

RESOLUTION NO. 2013-HACC-11

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS TO THE RYAN COMPANIES FOR 14 UNITS AT THE BARTLETT TOWNHOMES IN BARTLETT, IL

Discussion ensued regarding Resolution No. 2013 – HACC – 11, authorizing the Executive Director to award project based vouchers to the Ryan Companies for 14 units at the Bartlett Townhomes in Bartlett, Illinois. Virginia Pace of Lighten Gale Group representing Over the Rainbow and the Ryan Companies briefly described the Bartlett Townhomes project. Sheryl Seiling and Richard Monocchio also described the project.

A motion was made and seconded to adopt the resolution. The motion carried by unanimous voice vote.

RESOLUTION NO. 2013-HACC-12

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTACH PROJECT BASED VOUCHERS THROUGH THE REGIONAL HOUSING INITIATIVE TO THE GROVE APARTMENTS IN OAK PARK, IL

Discussion ensued regarding Resolution No. 2013 – HACC – 12, authorizing the Executive Director to attach project based vouchers through the Regional Housing Initiative to the Grove Apartments in Oak Park. Edward Sloan, the Executive Director of the Oak Park Housing Authority and Perry Vietti of Interfaith Housing Development Corporation representing Oak Park Supportive Housing, LLC described the Grove Apartments project and urged adoption of the resolution. Sheryl Seiling and Richard Monocchio also described the project.

A motion was made and seconded to adopt the resolution. The motion carried by unanimous voice vote.

RESOLUTION NO. 2013-HACC-13

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS TO SENIOR LIFESTYLE CORPORATION FOR UP TO 19 UNITS AT THE SENIOR SUITES OF BELLWOOD IN BELLWOOD, IL

Discussion ensued regarding Resolution No. 2013 – HACC – 13, authorizing the Executive Director to Award Project Based Vouchers to Senior Lifestyle Corporation for up to 19 units at the Senior Suites of Bellwood in Bellwood, Illinois. Peter Tsiolis of the Village of Bellwood and Bob Gawronski of Senior Lifestyle representing Bellwood Senior Suites described the project and urged adoption of the resolution. Sheryl Seiling and Richard Monocchio also described the project.

A motion was made and seconded to adopt the resolution. The motion carried by unanimous voice vote.

RESOLUTION NO. 2013-HACC-14

A RESOLUTION APPROVING SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE CELINA BLAKE HOMES IN FORD HEIGHTS, IL

Discussion ensued regarding Resolution No. 2013 – HACC – 14, approving submission of a disposition application to the U.S. Department of Housing and Urban Development for the Celina Blake Homes in Ford Heights, Illinois. Mark Limanni and Richard Monocchio described the disposition application and urged adoption of the resolution.

A motion was made and seconded to adopt the resolution. The motion carried by unanimous voice vote.

RESOLUTION NO. 2013-HACC-15

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH THE STATE OF ILLINOIS TO ADMINISTER THE COLBERT CONSENT DECREE

Discussion ensued regarding Resolution No. 2013 – HACC – 15, authorizing the Executive Director to enter into a contract with the State of Illinois to Administer the Colbert consent decree. Sheryl Seiling and Richard Monocchio discussed the contract and the administration of the consent decree.

Sheryl Seiling stated the administration of the Colbert Consent Decree would work like the administration of the HCV Program. The HACC would determine eligibility like the HCV Program, with income qualification and criminal background checks. The goal is to eventually transition these clients from the state's bridge subsidy to a regular rental assistance program, so we want to make sure they initially qualify. Further discussion was had on the number of units and the HACC's capacity to administer the program. Sheryl stated there would be 300 units in year one, 500 more units in year two, and 300 more units in year three. All the costs associated with administering this program – inspections, certifications, etc – were taken into consideration when we submitted our proposal. Sheryl further stated that we would earn a higher admin fee to administer this program than we do to administer the regular HCV program – 90% of the HUD admin fee vs. 69%. There was further discussion about liability and the contract itself. Rich stated that we hadn't yet entered into the contract, that the resolution was for the Board to approve him entering into the contract and that everything would be reviewed prior to executing it.

A motion was made and seconded to adopt the resolution. The motion carried by 5-1 vote, with Commissioner Jordan-Walker voting "no."

RESOLUTION NO. 2013-HACC-16

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EARMARK LOW-INCOME PUBLIC HOUSING PROGRAM (LIPH) FUNDS FROM PRIOR YEARS' EXCESS FUNDS ("NET UNRESTRICTED ASSETS") IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00) TO FUND THE PRE-DEVELOPMENT SOFT COSTS NECESSARY TO APPLY FOR LOW INCOME HOUSING TAX CREDIT (LIHTC) AND OTHER SOURCES OF FUNDS TO REDEVELOP HACC PROPERTIES IN EVANSTON, IL – PERLMAN AND WALCHIRK SENIOR BUILDINGS

Discussion ensued regarding Resolution No. 2013 – HACC – 16, authorizing the Executive Director to earmark funds from the Low Income Public Housing program prior years' excess funds to fund the predevelopment soft costs to apply for Low Income Housing Tax Credit and other sources of funds to redevelop the HACC properties known as Perlman and Walchirk in Evanston, Illinois. Richard Monocchio discussed the resolution.

A motion was made and seconded to adopt the resolution. The motion carried by unanimous voice vote.

Olkayode Adatayo provided a brief Financial and Budget Analysis report.

Executive Director's Report

Richard Monocchio summarized his Executive Director's Report and discussed cost savings that have been achieved through administrative actions. At Richard Monocchio's request, Jon Duncan briefly discussed cost savings that were achieved through closely monitoring the processing of Unemployment and Worker's Compensation claims. Regarding the HACC pension system, we have a "defined contribution" not a "defined benefit" plan. Kayode, Rich, Mark, Jon and Sue will look at it more closely as to the benefits and talking to the union, we could do it better and at a better rate of return. We did realize some savings, money that was owed to HACC of \$1M in the course of 1½ years. Chairman Paul Roldan asked whether this is going to create some kind savings does that go to the tenant or does it come down to HACC. Rich states that this will reduce our total operating costs. In addition, utility allowance payments will go down once we put the high energy retro program into place.

Discussion was also had regarding the adoption by the Cook County Board on May 8, 2013 of a new ordinance that will include the Housing Choice Voucher program within the Cook County Fair Housing Ordinance's definition of "source of income." Richard Monocchio described the County Board's decision as an "historic day" for Cook County and for the Housing Authority. Commissioner Chavers recalled the previous ten years' effort to adopt the legislation.

Choice Neighborhood Grant, Chicago Heights is being submitted in June 2013, HACC is a partner.

Resident Services Grant was submitted for \$500,000. Then the Juvenile Justice Grant is awaiting approval.

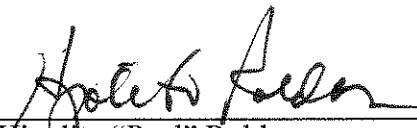
Sue Wiemer gave a discussion on the Summer Programs for the following areas (Chicago Heights, Ford Heights and Robbins). The special projects that are being done at the community rooms in Robbins, such as the library boxes that were made by the HACC LIPH staff, the playgrounds, summer camps with the Sheriff Tom Dart's office which will provide a child with summer camp for one week, the various fundraisers that are being done for the summer camps, computers in the community rooms, Top Box Presentations (which the food comes from Pea Pod), Head Start program.

ADJOURNMENT

Chairman Roldan requested a motion to adjourn the Regular Meeting of the Board which was made and seconded to adjourn the meeting. Accordingly, the Regular Meeting of the Housing Authority of the County of Cook Board of Commissioners motion carried by unanimous voice vote, and the meeting was adjourned at 3:50pm.

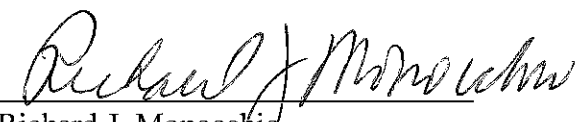
The next scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of Cook County is Thursday, July 11, 2013.

Respectfully submitted by:



Hipolito "Paul" Roldan
Chairman

July 11, 2013
DATE



Richard J. Monocchio
Executive Director

July 11, 2013
DATE