

**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
November 13, 2014 at 2:00 PM**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Wendy Walker Williams, Vice Chair
Polly Kuehl, Commissioner

INTRODUCTIONS: Nilda Soler, New Commissioner
Saul H. Klibanow, New Commissioner

CALL-IN: Edna Carter, Commissioner
Deniece Jordan-Walker, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Mark Limanni, General Counsel
Jon Duncan, Senior Counsel
Olukayode Adetayo, Chief Financial Officer
James Harney, Director of Asset Management
Sheryl Seiling, Director of Rent Assistance
Monica Slavin, Director of Public Housing Wait List & Lease-Up
Tina Peterson, Director of Marketing and Communications
Alesia Hushaw, Financial Manager
Debbie Kyker, Executive Assistant
Brian Barnes, Section 504 /ADA Compliance Coordinator

Other Attendee(s): Robin Toewe, IFF

JOURNAL OF PROCEEDINGS FOR NOVEMBER 13, 2014

CALL TO ORDER

Hipolito 'Paul' Roldan, Chair, called the November 13, 2014 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 PM.

PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the proceedings of the September 11, 2014 Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

PRESENTATION OF RESOLUTIONS

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

RESOLUTION NO. 2014 – HACC-18

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF COOK COUNTY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE OAK PARK HOUSING AUTHORITY FOR THE ADMINISTRATION OF UP TO TEN PROJECT BASED VOUCHER UNITS LOCATED IN OAK PARK, ILLINOIS

On July 11, 2013, the Housing Authority of Cook County's (HACC) Board of Commissioners approved a resolution authorizing the Executive Director to award twenty-five (25) project based vouchers (PBVs) to IFF to be used in IFF's Home First Illinois (HFI) initiative, which creates a sustainable integrated housing model for people with disabilities. IFF partners with service providers to ensure community support services are in place for people transitioning from institutionalized settings who will reside in the units.

IFF acquires units throughout suburban Cook County and rehabilitates them to ensure full accessibility for people with disabilities. Unit selection is underway and IFF has identified units in Oak Park in desirable neighborhoods to purchase. Because the Village of Oak Park has its own

housing authority, the Oak Park Housing Authority (OPHA), the HACC does not typically operate in OPHA's jurisdiction.

OPHA supports the HFI initiative, but does not have budget authority available to enter into a PBV Housing Assistance Payment (HAP) contract with IFF. The HACC has awarded PBV rental assistance to IFF and supports the selection of the units located in Oak Park.

Pursuant to Section 30 of the Illinois Housing Authorities Act, 310 ILCS 10/30, a public housing authority (PHA) may enter into agreements with another PHA to provide housing for low income persons in the area of operation of the PHA or within the boundaries of the cooperating PHA. OPHA and the HACC have agreed to allow the HACC to operate in OPHA's jurisdiction for the administration of up to ten (10) PBV units in connection with HFI. The HACC will enter into the HAP contract with HFI. OPHA will not be a party to the HAP contract, but is solely involved for the purpose of allowing the HACC to operate in its jurisdiction.

Commissioner Nilda Soler asked "who will manage these units?" Sheryl Seiling replied that the HACC will provide the rental assistance.

Commissioner Polly Kuehl asked whether any money will be exchanged. Robin Toewe replied none.

Chair Roldan requested a motion to approve Resolution 2014-18 which was moved by Commissioner Nilda Soler and seconded by Vice Chair Wendy Walker Williams. The motion carried with all "ayes".

RESOLUTION NO. 2014-HACC -19

SUMMARY

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TWO-YEAR AGREEMENT WITH CONSTELLATION ENERGY TO PROVIDE COMPETITIVELY PRICED ELECTRICAL POWER TO HACC PROPERTIES

The Housing Authority of Cook County (HACC), in its effort to maximize the financial benefit of incentives provided by the U.S. Department of Housing and Urban Development (HUD) for energy cost reduction, issued a Request for Proposals (RFP) to providers qualified and capable of providing bulk electrical power for HACC's Low Income Housing Properties as permissible pursuant to the laws of the State of Illinois.

HACC's RFP was issued on June 27, 2014 requesting proposals and pricing for one-year and two-year bids. In furtherance thereof, a pre-bid meeting was conducted at HACC's offices on July 11,

2014 in order to allow potential respondents to pose questions and clarify their understanding of the RFP and the RFP response process. Five (5) firms attended the pre-bid meeting. Upon arrival of the bid closing date of August 1, 2014, two proposals were received. Respondents Constellation Energy and Homefield Energy are established marketers of electrical power and providers of related services working within the Commonwealth Edison Service territory wherein all HACC properties are located.

HACC's RFP evaluation committee consisted of two HACC senior staff members and HACC's HUD Energy Incentive Consultant. Scoring was evaluated on ten (10) evaluation criteria including "Price, Reasonability and Competitiveness." Based upon their tabulated scores, Constellation Energy was the recommended vendor to provide bulk electrical power and related services to HACC for a two-year term. It is recommended that HACC select Constellation Energy for a two-year term of engagement.

Similar to HACC's direct purchase of natural gas, the competitive purchase of HACC's electrical power requirements will allow HACC to retain one-half of the total savings generated per the HUD incentive. These savings provide an additional source of income and can be used by HACC for any HUD-approved purpose.

The HACC staff therefore respectfully request that the Board of Commissioners approve the resolution authorizing the Executive Director to enter into a two-year agreement with Constellation Energy to provide competitively priced electrical power to HACC properties.

Richard Monocchio, Executive Director asked to table this resolution. Per Chair Roldan, Resolution 2014-19 was tabled.

FINANCIAL REPORT

Richard Monocchio talked about the Rental Assistance Demonstration (RAD) which was created by Congress in 2012 to allow public housing to operate in the private business. RAD allowed the HACC to borrow against public housing properties, creating a first mortgage, for the rehabilitation development of HACC properties in Evanston and Skokie. The HACC also was able to use HOME dollars through Cook County.

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

Commissioner Polly Kuehl asked if the reserve that HUD took back was removed from the balance sheet. Olukayode Adetayo replied yes. Commissioner Polly Kuehl also asked "What do we use the reserves for?" Olukayode Adetayo replied for the landlord payments.

Chair Roldan asked about the Open Contracts regarding the MBE/WBE, Olukayode Adetayo replied that we have increased the MBE/WBE contracts.

Chair Roldan asked about the property at the old Celina Blake. Mark Limanni, General Counsel stated that Doll, Inc. started the demolition and the construction phrase has also started. Mark Limanni stated that they have asked HACC for 75 vouchers which will be presented at a later date. Mr. Limanni also stated that Ford Company has built a new community center across the street from this site.

HCV PROGRAM

Sheryl Seiling gave an overview of the HCV program:

- Leasing 50 new tenant base vouchers
- VA Freedoms Path leasing comes on line
- VASH Vouchers (72) occupancy beginning July 1, 2015
- Project Based Vouchers at Mt. Prospect Horizon (19 units)
- IFF leasing (5 units)
- 10 sites at HODC
- Site-based waitlist will open for senior developments
- 77 units at Country Club Wellness Center
- Flow Vouchers – independent living we are providing 75 vouchers; we have about 18 referrals that we are working on now

Commissioner Polly Kuehl referred to the project based vouchers asking why are they leaving Country Club Hills? Sheryl Seiling replied, they can get tenant based voucher and do not want to live in supportive housing. Commissioner Kuehl also asked “do we promise them a voucher?” Sheryl replied that it is a regulation.

Richard Monocchio mentioned that we will give a presentation to the board on Community Choice Mobility Program at our January 2015 board meeting.

OTHER BUSINESS

Richard Monocchio presented employee Pearl Simmons with a watch for the 36 years of service she has given to HACC and she also announced her retirement on December 5, 2014.

Jon Duncan will provide the new members information on the Open Meetings Act.

Chair Roldan requested a motion to approve the 2015 Regular Board Meeting dates which were moved by Vice Chair Wendy Walker Williams and Commissioner Polly Kuehl. The 2015 meeting dates are as follows: January 15, 2015, March 19, 2015, May 14, 2015, July 16, 2015, September 17, 2015, and November 19, 2015. The motion carried with all “ayes.”

Discussion on Draft of Annual Plan by Monica Slavin and Sheryl Seiling. Monica Slavin talked about the Smoke Free proposal the HACC partnered with Cook County Department Public Health starting at all HACC Public Housing sites starting September 1, 2015. The HACC will have smoke free areas for HACC residents and present healthy resources. Sheryl Seiling talked about homeless families with children and that the HACC is looking to create a transitional voucher program.

Commissioner Polly Kuehl asked is this program for all individuals and families that are homeless. Sheryl Seiling stated yes for both.

Commissioner Saul Klibanow asked about elderly with grandkids. Sheryl Seiling stated that would be a more permanent program.

Commissioner Polly Kuehl asked who would coordinate these services? Sheryl Seiling stated United Way, National Able and different agencies will help with these families.

EXECUTIVE DIRECTOR'S REPORT

IHDA

HACC was awarded \$1.5M in Federal Low Income Housing Tax Credits from IHDA to rehabilitate high rise senior/disabled buildings in Skokie and Arlington Heights. This will generate over \$15M in equity to the project. Combined with \$1.5M in CDBG from Cook County, \$1.5M in Trust Fund from IHDA, and \$1.3M in State tax credits, total project cost will be approximately \$20M.

This is the second tax credit award received in consecutive years.

A meeting was held with Skokie Mayor Van Dusen and his staff to discuss the project.

SECURITY

The HACC are redoubling security efforts in the wake of a string of break-ins at the family sites.

Lighting will be intensified, and meetings will be held at every development, with the Sheriff's office. Private security will be deployed on a targeted basis. Work is being done behind the scenes to identify suspects and remove perpetrators from the site.

HUD

HACC met with the new Illinois Public Housing Director William Wilkins. The HACC enjoys a productive relationship with the local HUD office and expect that to continue.

Homeless/Veterans Initiatives – HACC was one of the 5 PHAs asked to present to a national audience on our work to eradicate chronic and veterans' homelessness.

EVANSTON SENIOR REDEVELOPMENT PROJECT

A real estate closing is scheduled for December to begin the rehabilitation of 199 units in our 2 senior buildings in Evanston. A ceremonial ground breaking took place last month, and was attended by President Preckwinkle, Congresswoman Schakowsky, Mayor Tisdahl, and State Senator Biss.

HUMAN SERVICES

Playground - The groundbreaking for the new playground in Ford Heights took place on 10/8/14.

Community Center – Work on the new community center in Chicago Heights will be completed this month. The space will serve kids from 5-17.

Schools – Met with the Superintendent of the Bloom HS District to discuss ways to collaborate. This will include tutoring, higher education, job training and placement.

Coat Drive – The 3rd annual coat drive was a huge success. New coats were delivered to kids in the three family sites and, for the first time, voucher holders in the north and south regions.


Job Fair – In connection with the project in Evanston, over 40 applications were received from community residents interested in employment. The fair was sponsored in connection with the City of Evanston, National Able, and the Target Group.

ADJOURNMENT

Chair Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".


Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:30PM.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

January 15, 2015
DATE



Richard J. Monocchio
Executive Director

January 15, 2015
DATE