

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

**SPECIAL BOARD MEETING  
Housing Authority of Cook County (HACC)  
Boardroom  
December 17, 2015 at 10:00 AM**

**ROLL CALL**

**PRESENT:** Hipolito "Paul" Roldan, Chair  
Wendy Walker Williams, Vice Chair  
Edna Carter, Commissioner  
Nilda Soler, Commissioner  
Saul H. Klibanow, Commissioner

**HACC STAFF:** Richard Monocchio, Executive Director and Secretary  
Olukayode Adetayo, Chief Financial Officer  
Alesia Hushaw, Chief of Staff  
Sheryl Seiling, Director of Rent Assistance  
Monica Slavin, Director of Occupancy and Compliance  
Monique Bond, Director of Public Relations  
Shana Jackson, Legal Counsel  
Vivienne Ouma, HCV Housing Specialist  
Lekisha Bannister, Assistant Director of Asset Management (South Region)  
Debbie Kyker, Executive Assistant

**Other Attendee(s):** Marjorie L. Solomon, Tenant Council – Edward Brown  
Sheila Jones, Tenant Council – Edward Brown  
Vicki Reed, Tenant Council – Edward Brown  
Audrey Watson, Tenant Council – Edward Brown  
Lorraine Leonard, Tenant Council – Edward Brown  
Diana Fisher, Tenant Council – Edward Brown  
Kathleen McVay, Tenant Council – Golden Towers I  
Michelle Gilbert – Legal Assistance Foundation

## **JOURNAL OF PROCEEDINGS FOR DECEMBER 17, 2015**

### **CALL TO ORDER**

Hipolito 'Paul' Roldan, Chair, called the December 17, 2015 Special meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 10:00AM.

### **PUBLIC COMMENTS**

None.

### **CONSENT AGENDA**

Approval of the Minutes of the November 19, 2015 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. 2015-HACC- 25**

#### **AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF COOK AND THE COOK COUNTY SHERIFF'S POLICE DEPARTMENT FOR POLICE SERVICES**

A resolution authorizing the Executive Director to enter into a Memorandum of Understanding with the County of Cook and the Cook County Sheriff's Police Department for police services.

The HACC has experienced recently a need for after business hours police services, most particularly in the HACC's properties located in Chicago Heights, Ford Heights and Robbins. These municipalities have been unable to provide sufficient policing services at these locations.

The Cook County Sheriff's Police Department has the resources to provide the needed additional policing services at the HACC properties and has expressed an interest in entering into a Memorandum of Understanding to provide the additional policing services for the HACC on an "as needed" hourly fee basis.

The agreement with the Cook County Sheriff's Police Department and the County of Cook remains subject to the approval of the Cook County Board of Commissioners, which is scheduled to consider the issue at a January 2016 meeting.

The HACC staff recommends adoption of the attached resolution to authorize the Executive Director to enter into the Memorandum of Understanding with the Cook County Sheriff's Police Department and the County of Cook.

Additional policing is necessary in order to maintain the safety of the HACC residents at these properties. The local municipalities have been unable to provide sufficient police services specifically to HACC properties. The Cook County Sheriff's Police Department already has the necessary equipment, communications systems and trained personnel in place to provide these services.

Consideration was given briefly to the formation of a new Housing Authority of Cook County Police Department. However, the idea of forming a new police for this purpose was not recommended due to higher costs and issues of logistics and legal liability.

Richard J. Monocchio stated that there will be 2 police officers from 6:00pm to 2:00am at the HACC's family sites in Chicago Heights and Ford Heights.

Commissioner Edna Carter asked whether these officers were for both the family sites and the HACC's Greeters program. Richard Monocchio replied that the officers would be primarily for our family sites.

Vice Chair, Wendy Walker Williams asked Richard Monocchio to explain whom the officers will report to on the administrative side. Richard Monocchio replied that an implementation meeting will take place and he would give an update at the HACC's next board meeting.

Chair Roldan asked if these police officers are bearing arms and will they have insurance? Richard Monocchio replied yes, and stated that the HACC is indemnified by the Cook County Sheriff's Police Department.

Chair Roldan requested a motion to approve Resolution 2015-25 which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

**SUMMARY  
RESOLUTION NO. 2015 – HACC-26**

**AUTHORIZING THE APPROVAL OF THE ANNUAL AGENCY PLAN FOR FISCAL  
YEAR 2016 OF THE HOUSING AUTHORITY OF COOK COUNTY TO BE SUBMITTED  
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

The Department of Housing and Urban Development (HUD) requires all public housing authorities such as the Housing Authority of Cook County (HACC) to file an Annual Agency Plan. In

addition, every five years, HUD requires public housing authorities to file a Five Year Plan along with its Annual Agency Plan. The Agency Five Year Plan and the Agency Annual Plan are broad guides to HACC policies, programs, operations and strategies for meeting local housing needs, missions and goals. The HACC's Five Year Plan was filed with HUD in January of 2015. The HACC's Annual Plan for the coming year is due to be filed with HUD in early January of 2016.

The contents of the Agency Annual Plan are centered on elements that have been revised since the HACC's previous Annual Plan submission to HUD. Attached to these documents are the proposed changes to the Public Housing Admission and Continued Occupancy Policy and to the Housing Choice Voucher Program Administrative Plan.

The 2016 Annual Plan outlines short term activities planned for the Housing Authority during the Fiscal Year 2016.

The 2016 Annual Plan was posted and advertised for public comments. Attached are the public comments received. A final public hearing is being held for additional oral public comments in conjunction with the Board of Commissioners meeting on December 17, 2015.

Commissioner Edna Carter stated that a Resident Advisory Board meeting was held with all the officers at each site. Ms. Carter stated that an online meeting was held with the Resident Advisory Board on December 14, 2015, regarding the proposed changes with reference to the RAD program for all the sites. Commissioner Carter stated that once the Resident Advisory Board reviewed all the documents and the various changes proposed, they did not find anything that they objected to.

Richard Monocchio stated that the RAD regulations conduct an extensive outreach to all the sites to discuss the changes of the RAD program, which the HACC have done at its sites in Evanston and in the South region.

Michelle Gilbert, with the Legal Assistance Foundation, stated her concern with how the language drafted in the 2016 Annual Plan may have some unintended consequences against reasonable accommodation requests. Ms. Gilbert stated that to not consider reasonable accommodation requests while an intent to terminate is pending may have some legal and practical problems. Ms. Gilbert also expressed her concern with mobility and voucher holders' ability to use a voucher in opportunity areas. She suggested that the HACC extend the current search time of 60 days to recognize the need with those families that include women and children.

Sheryl Seiling replied that the language within the 2016 Annual Plan was geared toward instances where there is an intentional violation of a policy and a family tries to request a reasonable accommodation to fix the violation. Ms. Seiling gave an example of an instance where voucher holders rent from relatives and do not disclose the relation. Ms. Seiling stated that at a certain point the relationship comes to light and the HACC issues a termination notice, but voucher holders then sometimes try to request a reasonable accommodation to rent from a relative. In cases such as these, where there is a blatant policy violation, Ms. Seiling stated that the HACC wants to prevent voucher holders from requesting a reasonable accommodation to avoid termination and bring themselves back into compliance. Ms. Seiling further stated that the HACC will clarify the Annual Plan with the rewording the language.

As to the Ms. Gilbert's mobility concern, Sheryl Seiling responded that she believes that she has devised a successful plan to address the concern to get people to move to opportunity areas and that those changes will be seen once the program is fully implemented in early 2016. In response to Ms. Gilbert's suggestion to extend the 60 day search time, Sheryl Seiling stated that this time has already been extended by the HACC and voucher holders have been given 120 days of initial search time, with the opportunity for families to request an extension if necessary. Ms. Seiling further stated that extensions are normally approved for up to 180 days, but any time after, the HACC reviews the situation to determine why the family requires additional time.

Richard Monocchio mentioned that the HACC is one of the five housing authorities in the country participating in the Small Area Fair Market Rent Program, so the HACC can pay higher rents. However, Mr. Monocchio stated that a lot more work is needed to increase the number of families who move to opportunity areas. Mr. Monocchio stated that there will need to be landlord outreach, giving families the support needed before and after moving to an opportunity areas and getting them settled into a community.

Commissioner Edna Carter asked how much involvement does the HACC plan to have with the residents in the preparation of the design and implementation of the program. Sheryl Seiling replied that the HACC will have mobility counselors that will meet with the families one-on-one.

Commissioner Nilda Soler asked how many mobility counselors the HACC will have. Sheryl Seiling replied at present the HACC has one and in 2016 will have 5 counselors.

Chair Roldan requested a motion to approve Resolution 2015-26 which was moved by Commissioner Edna Carter and seconded by Commissioner Nilda Soler. The motion carried with all "ayes".

#### **OTHER BUSINESS**

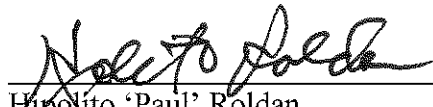
Olukayode Adetayo stated there is an audit report for the HACC's board members to review. The auditors will give a presentation at the next board meeting.

#### **ADJOURNMENT**

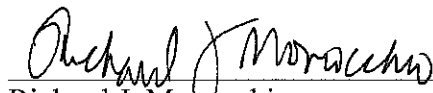
Chair Roldan requested a motion to adjourn the Special meeting of the Board which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner Edna Carter. The motion carried with all "ayes".

Accordingly, the Special meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 10:55AM.

Respectfully submitted by:

  
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Hipolito 'Paul' Roldan  
Chair

February 11, 2016  
DATE

  
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Richard J. Monocchio  
Executive Director

February 11, 2016  
DATE