

**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  
September 17, 2015 at 2:00 PM**

**ROLL CALL**

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

**CALL-IN:** Deniece Jordan-Walker, Commissioner

**HACC STAFF:** Richard Monocchio, Executive Director and Secretary  
Jon Duncan, General Counsel  
Olukayode Adetayo, Chief Financial Officer  
James Harney, Director of Asset Management  
Sheryl Seiling, Director of Rent Assistance  
Monica Slavin, Director of Occupancy and Compliance  
Veronica Shirkevich, Director of Human Services  
Monique Bond, Director of Public Relations  
Shana Jackson, Legal Counsel  
Debbie Kyker, Executive Assistant

**Other Attendee(s):** Virginia Pace, Lightengale Group  
Tina Rounds, Beds Plus  
Tara Peele, IFF  
Sandra J. Sharp, Globetrotters

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

### **CALL TO ORDER**

Hipolito 'Paul' Roldan, Chair, called the September 17, 2015 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00PM.

### **APPROVAL OF PARTICIPATION OF COMMISSIONER BY TELEPHONE**

Jon Duncan stated that due to requirements of the Illinois Open Meetings Act, when a board member is calling in on the telephone a motion approving the member's participation by telephone must be voted on. Chair, Roldan asked for a motion to approve Commissioner Deniece Jordan-Walker's participation in the meeting by telephone, which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner, Polly Kuehl. The motion carried with all "ayes".

### **GENERAL PUBLIC COMMENTS**

None.

### **CONSENT AGENDA**

Approval of the Minutes of the July 23, 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 Polly Kuehl. The motion carried with all "ayes".

### **PRESENTATION OF RESOLUTIONS**

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

#### **SUMMARY RESOLUTION NO. 2015-HACC- 18**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO ADOPT THE HOUSING AUTHORITY OF COOK COUNTY'S (HACC) PROCEDURES FOR DISPOSAL OF EXCESS VEHICLES AND EQUIPMENT AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ILLINOIS DEPARTMENT OF CENTRAL MANAGEMENT SERVICES iBID ON-LINE AUCTION SERVICES**

The Housing Authority of Cook County (HACC) has determined it is prudent and in the best interest of the agency to enact a formal policy regarding the disposal of excess vehicles and equipment.

HACC currently does not have a formal policy or procedure for the disposal of excess vehicles and equipment. By formalizing this procedure and entering into the Intergovernmental agreement with the State of Illinois Department of Central Management Services (CMS) for the use of their iBid On-Line Auction Services, HACC will have an avenue to dispose of our excess assets and the proceeds will be returned to the Authority. CMS currently has the following local governments as authorized sellers of surplus government property: Department of Corrections/Industries, East Dundee Police, Fleet Operations, Illinois State Police, Village of Oak Brook, Village of Riverside, Village of Sugar Grove, Water Reclamation District of Greater Chicago, Boone County, City of Geneva, Illinois Toll Highway Authority and now The City of Taylorville. The service charges of 2% of the gross sale are chargeable to the prospective buyer.

The HACC is respectfully requesting the Board of Commissioners approve the adoption of HACC's procedures for disposal of excess vehicles and equipment and for the HACC to enter into an Intergovernmental Agreement with CMS for the use of their iBid On-Line Auction Services.

Vice Chair Wendy Walker Williams asked "how is the HACC going to budget for the funding we received from the sale of the vehicle and what does the HACC plan to use that money for?" Olukayode Adetayo stated that whatever money received is a miscellaneous income. Executive Director Richard Monocchio further stated that the monies would go back into the General Revenue Fund.

Commissioner Polly Kuehl asked "is there a minimum or anything that is capitalized?" Olukayode Adetayo responded that the HACC got rid of some office equipment recently by sending them to be recycled. Olukayode Adetayo further stated that in the future, the HACC plans to list some of the equipment on the auction website.

Commissioner Polly Kuehl then asked "who determines if there is a conflict of interest on the bids or who monitors the bidding?" Olukayode Adetayo responded that the finances would have to be approved by himself and Richard Monocchio, so they would know if a winning bidder poses a conflict.

Chair Roldan requested a motion to approve Resolution 2015-18 which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

**SUMMARY  
RESOLUTION NO. 2015 – HACC-19**

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EARMARK FUNDS (THREE MILLION DOLLARS-\$3,000,000) FROM THE CENTRAL OFFICE COST CENTER (COCC) PRIOR YEARS EXCESS FUNDS (“NET UNRESTRICTED ASSETS”) AND TO OBTAIN ANOTHER (THREE MILLION DOLLARS - \$3,000,000) IN LINE OF CREDIT FROM ENTERPRISE TO FUND THE PRE-DEVELOPMENT SOFT COSTS TO APPLY FOR LOW INCOME HOUSING TAX CREDIT (LIHTC) AND OTHER SOURCES OF FUNDS TO REDEVELOP HACC PROPERTIES IN THE SOUTH REGION – EDWARD BROWN, RICHARD FLOWERS, JUNIPER TOWERS, GOLDEN TOWERS I & II AND TURLINGTON WEST APTS.**

The HACC has found it necessary to engage Financial Advisors / Transactions Managers Consultants to assist the Agency to apply for Low Income Housing Tax Credits (LIHTC), issue 4% Bond deals and to seek other sources of funds to redevelop HACC properties in Chicago Heights, Robbins, Park Forest and Harvey, IL – Golden Towers I & II, Edward Brown, Richard Flowers, Juniper Towers and Turlington West Apts. Buildings, and these Pre-development Soft Costs are necessary for the successful execution of the applications to obtain equity funds for these redevelopment projects and to rehabilitate the properties. The expertise necessary for this project fell outside the realm of talent found within the agency and IHDA and Investors required certain services to be provided by third party vendors; and therefore we deemed it most beneficial to contract for these services.

Therefore, the HACC is respectfully requesting the Board to authorize the Executive Director’s earmarking of funds in the amount \$3,000,000 for predevelopment soft costs needed to obtain funding for this project and reimbursable to HACC from the Tax Credit Equity or Bond Issuance proceeds after the closing of the transaction deal.

To prolong the useful life of these buildings and to be in compliance with the requirements of the federal laws and regulations in general, and in particular, with certain regulations, relating to Housing Quality Standards (HQS) and to bring the buildings in compliance with local ordinances and codes.

Executive Director Richard Monocchio stated that the HACC is asking the Board of Directors to allow the HACC to continue to utilize the COCC reserves to fund the Predevelopment Program. Furthermore, Mr. Monocchio stated that the HACC is asking the Board of Commissioners to allow the HACC to enter into an agreement with Enterprise, the Non-for-profit development company, to give the HACC a line of credit for Predevelopment Soft Costs up to \$3,000,000.

Commissioner Polly Kuehl questioned whether this line of credit is an addition to the \$3 Million used from the COCC. She further questioned whether there was \$3,000,000 in the COCC and asked

if the \$3,000,000 would come from closing costs? Olukayode Adetayo responded yes, because the Goedke / King Properties will likely close next month and the HACC will get back \$3,000,000 from that closing.

Commissioner Saul Klibanow asked “what if the closing is delayed?” Mr. Adetayo responded that that is why the HACC is asking for the \$3,000,000 in the line of credit.

Commissioner Polly Kuehl asked “what is the interest rate?” Olukayode Adetayo stated that the interest rate is 2-3%, but it only applies when the money is drawn.

Commissioner Deniece Jordan-Walker asked “when HACC pays its vendors, is the HACC receiving the main waivers in connection with the payments that are being made?” Olukayode Adetayo responded “yes.”

Chair Roldan requested a motion to approve Resolution 2015-19, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Edna Carter. The motion carried with all “ayes”.

**SUMMARY  
RESOLUTION NO. 2015-HACC-20**

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT  
BASED VOUCHERS THROUGH THE REGIONAL HOUSING INITIATIVE TO HOME  
FIRST, LLC FOR THE DEVELOPMENT OF ACCESS WEST COOK**

The HACC, in conjunction with the Metropolitan Planning Council (MPC), the Illinois Housing Development Authority (IHDA), and eight other housing authorities – Chicago, Joliet, Lake County, McHenry County, Waukegan, Oak Park, DuPage County, 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).

Home First, LLC, wholly owned by IFF, a non-profit community development financial institution, will develop approximately 50 units of integrated rental housing for people with disabilities across a combination of the West Cook County Housing Collaborative (WCCHC) communities – Bellwood,

Berwyn, Forest Park, and Maywood. This project is called Access West Cook (AWC) and it will rehab or replace the 50 units that will be located in approximately 24 foreclosed or abandoned buildings.

Home First, LLC submitted a request for PBVs for 38 of the 50 units in AWC. The HACC can provide PBV assistance for up to 100% of excepted units that serve the elderly, disabled, and people receiving permanent supportive services. Home First, LLC's request for 38 PBVs is consistent with the regulations as the units will serve the disabled. Of the 38 PBVs, 13 will be reallocated from a previous commitment to Home First Illinois (HFI). The HACC previously awarded 25 PBVs to HFI for the rehabilitation of 25 fully accessible units that will serve people with disabilities who are transitioning into community based living.

The HACC has implemented a preference for persons transitioning from institutional settings as part of its commitment to further *Olmstead* implementation. With its commitment, the HACC has allocated 10% of its turnover of housing choice vouchers (HCV), 10% of its PBV turnover, 10% of new PBV units, 35 non-elderly disabled (NED) vouchers, and 10% of its public housing unit turnover. Thirteen of the 38 PBV units will help the HACC meet its commitment.

Tara Peele of IFF gave a description of this project. IFF, through its HOME First program, will secure financing, develop, and own approximately 50 units of integrated rental housing for people with disabilities across Bellwood, Berwyn, Forest Park, and Maywood – all members of the West Cook County Housing Collaborative.

Chair Roldan asked “what kind of reception do you get with neighbors?” Tara Peele stated that the most intense relationship with neighbors is through the condo project because neighbors share an adjacent wall. Tara Peele further stated that what IFF would then do is meet with neighbors immediately to warn them what to expect. She also stated that sometimes IFF would attend association meetings to introduce IFF and make neighbors aware of the development to take place.

Commissioner Saul Klibanow asked how IFF manages or deals with the maintenance of the property? Tara Peele responded that each property will have its own dedicated property managers.

Chair Roldan asked whether this was IHDA trust fund money. Tara Peele stated whatever monies that they receive from IHDA are part of the soft money that is available.

Chair Roldan requested a motion to approve Resolution 2015-20 which was moved by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes”.

**SUMMARY  
RESOLUTION NO. 2015-HACC-21**

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT  
BASED VOUCHERS THROUGH THE REGIONAL HOUSING INITIATIVE TO BEDS  
PLUS CARE, INC. FOR THE DEVELOPMENT OF LAGRANGE PERMANENT  
SUPPORTIVE HOUSING**

The HACC, in conjunction with the Metropolitan Planning Council (MPC), the Illinois Housing Development Authority (IHDA), and eight other housing authorities – Chicago, Joliet, Lake County, McHenry County, Waukegan, Oak Park, DuPage County, 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).

BEDS Plus Care, Inc. will partner with the Burton Foundation for the development of LaGrange Permanent Supportive Housing (LPSH), a 20 unit community for the homeless. LaGrange is considered a high opportunity area based on the Fair Housing and Equity Assessment: Metropolitan Chicago. This development supports the implementation of the 2005 LaGrange Comprehensive Plan.

BEDS Plus Care, Inc. has over 30 years of experience serving the homeless. BEDS Plus Care, Inc. will be relocating its offices into the development, which is ideal for providing necessary services to the residents. The Burton Foundation has developed 14 communities, including 1130 LIHTC units. LPSH will provide necessary housing resources to align with HUD's plan to end homelessness by 2020.

BEDS Plus Care, Inc. submitted a request for PBVs for 18 of the 20 units in LPSH. The HACC can provide PBV assistance for up to 100% of excepted units that serve, the elderly, disabled, and people receiving permanent supportive services. BEDS Plus Care Inc.'s request for 18 PBVs is consistent with the regulations as the units will serve the homeless receiving supportive services.

Tina Rounds of BEDS Plus mentioned that this will be a facility in the LaGrange area for permanent supportive housing and they will be working with the Lightengale group.

Chair Roldan requested a motion to approve Resolution 2015-21, which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

## EXECUTIVE DIRECTOR'S REPORT

### REDEVELOPMENT

*EVANSTON* – The renovation of the Perlman and Walchirk buildings is proceeding on time and on budget. Perlman is 91% complete, and Walchirk is 60% complete.

*ARLINGTON HEIGHTS/SKOKIE* – The closing for this transaction was scheduled for late September. The lack of a State budget is delaying this and other projects throughout the State. The HACC is working with IHDA and the lenders to account for the funds, in the form of a larger construction loan that will not be available at closing.

The HACC has notified Burling Builders to be prepared to start construction at the end of August.

*WHEELING/NILES* – The HACC's application for 9% tax credits from IHDA, as well as gap financing from IHDA and Cook County, has been submitted. The HACC expects to be notified by the end of November.

*PORTFOLIO* – HUD approved an additional 550 units for RAD. A *pro forma* is being developed. It is planned as a 4% bond deal. The project will require a significant amount of gap financing (HOME, CDBG, and Trust Fund). The HACC is working on these commitments now.

### NEW PROGRAM DEVELOPMENT

*ONE MILLION DEGREES* – This not for profit organization works with low income people to earn a two year degree and move on to a four year school or a career. OMD has a partnership with the City Colleges of Chicago. The HACC is working with them to expand this to the suburbs, and specifically public and assisted housing youth. Meetings have taken place with Harper, Prairie State, and upcoming with Moraine Valley.

*HOUSING HOMELESS FAMILIES* – 100 vouchers will be available to families with kids who are homeless or at risk of becoming homeless. The HACC is working with the south suburban school districts to identify families. HACC will hire a social worker to ensure that the families become self-sufficient. The vouchers will be two years in length, enabling people to get back on their feet, and recycled for others to use.

*MOBILITY* – There has been a great deal of attention given to this issue of late. HACC is committed to offering families, especially those with school-age children, the opportunity to move into areas with stronger school systems. A project is being developed, along with BPI, Loyola University, and the Chicago Housing Authority, to incentivize families to move into opportunity areas.

Commissioner Saul Klibanow asked "where is the source of the money coming from?" Richard Monocchio replied that the HACC can raise the money.



Commissioner Saul Klibanow also asked what happens when the families have not met the benchmark within the 2 years of the voucher. Sheryl Seiling stated the HACC is looking at the eligibility criteria and will be working with the families and with a social worker.

### **FINANCIAL REPORT**

The financial report was presented by Olukayode Adetayo.

Chair Roldan asked if “the HACC was operating close to budget across the program?” Olukayode Adetayo replied “yes”.

### **HUMAN SERVICES REPORT**

Veronica Shirkevich gave a report on HACC events and passed out a presentation to the board members.

Ms. Shirkevich reported that the HACC took residents from the senior sites in Evanston to the Robert McCormick facility. She stated that over 20 residents were present for the field trip. Ms. Shirkevich further stated that there were three graduates from the Family Self Sufficiency who have purchased their first home.

### **CONSTRUCTION UPDATE**

A construction update was given by James Harney and he passed out a presentation to the board members.

Chair Roldan asked if solid core doors were installed and Mr. Harney responded “yes”.


Chair Roldan also asked were there residents continuing to live in the units as the HACC rehabbed around them? Mr. Harney stated that there were three tiers vacant and the HACC worked on vacant apartments and moved people around within the building. Mr. Harney further stated that as new units became available, the HACC moved residents to the new units and then worked on that newly vacant tier.

**ADJOURNMENT**

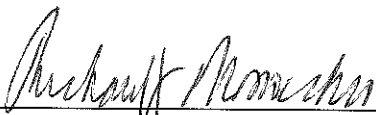
Chair Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:38PM.

Respectfully submitted by:

  
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Hipolito 'Paul' Roldan  
Chair

November 19, 2015  
DATE

  
\_\_\_\_\_  
Richard J. Monocchio  
Executive Director

November 19, 2015  
DATE