

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

**SPECIAL BOARD MEETING
Board Room
December 10, 2013 at 2:00 PM**

ROLL CALL

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

Hipolito "Paul" Roldan, Chair - Excused

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Olukayode Adetayo, Chief Financial Officer
Mark Limanni, General Counsel
Jon Duncan, Senior Counsel
Sheryl Seiling, Director of Housing Choice Voucher Program
James Harney, Director of Asset Management
Monica Slavin, Director of Public Housing Wait List & Lease Up
Maria Lotho, Director of Operations
Alesia Hushaw, Financial Manager
Debbie Kyker, Executive Assistant

Other Attendee(s): Edilberto Vasquez, Connections for the Homeless
Veronica Sims, Alliance to End Homelessness
Loren Seeger, Alliance to End Homelessness
Patricia Hill, Resident – 1900 Sherman, Evanston

CALL TO ORDER

Wendy Walker Williams, Vice-Chair, called the December 10, 2013 Special Board Meeting of the Housing Authority of Cook County (HACC) Board of Commissioner to order at approximately 2:05 PM.

RESOLUTION NO. 2013 – HACC-27

AUTHORIZING THE APPROVAL OF THE FIVE YEAR PLAN AND THE ANNUAL AGENCY PLAN FOR FISCAL YEAR 2014 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 is a broad guide to HACC policies, programs, operations and strategies for meeting local housing needs, missions and goals. These HACC Plans are due to be filed with HUD in early January, 2014.

The contents of the Agency Five Year Plan and the Agency Annual Plan are centered on elements that have been revised since the HACC's previous Five Year Plan and Annual Plan submissions 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 Agency's Five Year Plan outlines the broad goals and activities planned for the Housing Authority properties and services. The 2014 Annual Plan outlines more short term activities planned for the Housing Authority during the Fiscal Year 2014.

The Five Year Plan and the 2014 Annual Plan were posted and advertised for public comments, but no written or oral public comments were received this year. A final public hearing is being held for additional oral public comments in conjunction with the Board of Commissioners meeting on December 10, 2013.

The Five Year / Annual Plan rules and regulations that govern the program for LIPH and HCV programs are a HUD requirement.

Alesia Hushaw gave a brief description of the 5 Year Plan. We must present a 5 Year Plan which forecasts for 5 years. HUD says we need to create a wish list. Financial statements on all of the sources and open capital funds, and what we are doing with the properties through the Rental Administration Demonstration (RAD) deal will come from leverage private funding. Jon Duncan stated the HUD rules require the Housing Authority to publish the 5 Year Plan/Annual Plan for public comments. We did not receive any comments for the 5 Year Plan.

Monica Slavin gave a brief description of the Annual Plan. The Annual Plan is currently on the Housing Authority's website. Here are some of the items addressed: Reducing the denials of admissions due to convictions of certain criminal offenses from 10 years to 7 years, and 3 years for drug use and possession of drugs. Adding language to the late fees because Social Security is sending tenants their payments at different times. Jon Duncan stated that we are waving the security deposits for Evanston only. All other properties will accept security deposits.

Vice Chair Williams asked "What are we doing with the late fees that are received?" Mr. Adetayo responded by stating we only receive \$5-8,000 in late fees, they are negligible.

Monica Slavin continued to state more language changes for residents who have guests staying with them for 14 days to 30 days. Tenants must register their guests, if they are not registered, this would be grounds for eviction.

Sheryl Seiling gave a brief description of the Administrative Plan for the Housing Choice Voucher program. The proposed changes include the following: (1) The AMI 50% of the income exceeding the limit; (2) Date and Time of the Application; (3) Time Frame for documentation was two weeks instead of 15 days to 10 days; (4) Subsidy sizes of bedrooms; (5) Inspections for tenants to become responsible instead of the landlord with repairs and appointment fees for annual / re-inspections; (6) Weather deficiencies – things that cannot be fixed due to bad weather conditions; (7) Rent increases from landlords; (8) Moving issues – re-implimenting their limit of moving to coincide with the recertification process; (9) Family Self-Sufficiency (FSS) does not report their increase of income; (10) Homeownership limit in a timely manner to those existing participants will be one year; and (11) Implementing late fees on repayment plans.

Vice Chair Williams called for a motion to approve Resolution 2013-HACC-27, Authorizing The Approval of the Five Year Plan and The Annual Agency Plan for Fiscal Year 2014, which was moved by Commissioner Edna Carter and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

PUBLIC COMMENTS REGARDING PHA 5-YEAR / ANNUAL PLAN

A public hearing was then convened to hear public comments regarding the Housing Authority's proposed 5-Year Plan and the Annual Plan.

Loren Seeger, Program Coordinator of the Alliance to End Homelessness talked about the FLOW Vouchers (Flexibility, Livability, Outcomes and Wellness) and the importance of their need. They have campaigned and partnered with the Housing Authority of Cook County throughout all of the communities. We applaud the Housing Authority of Cook County for their hard work and dedication.

Edilberto Vasquez of Connections For the Homeless commented on the dire need for those with disabilities / mental health issues and expressed his organization's support this amendment.

Vice Chair Williams called for a motion to close the period for public comments regarding the PHA 5-Year / Annual Plan, which was moved by Commissioner Karen Chavers and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes”.

RESOLUTION NO. 2013–HACC–28

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE FISCAL YEAR 2013 ANNUAL PLAN TO INCLUDE A PREFERENCE FOR ADMISSION TO THE HOUSING CHOICE VOUCHER (HCV) PROGRAM FOR INDIVIDUALS WITH DISABILITIES CURRENTLY TRANSITIONING OR “MOVING UP” FROM PERMANENT SUPPORTIVE HOUSING (PSH) UNITS

On June 22, 2010, the United States Interagency Council on Homelessness (USICH) presented the nation’s first comprehensive strategy to prevent and end homelessness titled, “Opening Doors: Federal Strategic Plan to Prevent and End Homelessness” (Opening Doors) to the Office of the President and Congress. Opening Doors has four key goals:

1. Finish the job of ending chronic homelessness by 2015
2. Prevent and end homelessness among Veterans by 2015
3. Prevent and end homelessness for families, youth, and children by 2020
4. Set a path to ending all types of homelessness

The U.S. Department of Housing and Urban Development (HUD), through PIH Notice 2013-15, has issued guidance to PHAs on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher (HCV) programs. HUD’s guidance included establishing preferences for the homeless and limiting preferences to people referred by a partnering organization.

Recognizing that many people experiencing homelessness need supportive services to help stabilize them and prepare them for independent living, there is a tremendous need for permanent supportive housing (PSH) units. Often people remain in the PSH units well beyond the time they need the supportive services offered because they cannot afford to pay rent in the open market, thus reducing opportunities for other homeless people to be housed in the PSH units.

The Housing Authority of Cook County (HACC) reviewed the HUD guidance and relevant PIH notice and determined that it can assist in the strategy to prevent and end homelessness by adopting a preference in the HCV Program for individuals or families with disabilities currently transitioning or “moving up” from PSH units. The HACC will work with the Alliance to End Homelessness in Suburban Cook County who will refer individuals who are ready to transition from PSH units.

The HACC will establish a preference for up to seventy-five (75) individuals or families with disabilities who are transitioning or “moving up” through the end of Fiscal Year 2014 and beginning April 1, 2015 this preference will apply to twenty-five (25) families through the end of the Fiscal Year for each of the next three years, provided funding is available.

The Housing Authority of Cook County staff recommended that the Board of Commissioners approve a resolution authorizing the Executive Director to amend the fiscal year 2013 Annual Plan to include this preference.

A Public Hearing was held on November 12, 2013 for the 2014 PHA Plan / FLOW Vouchers. FLOW vouchers are for those are in supportive housing to permanent housing (75 units will be assigned the first year; followed by 25 units the second year and therefore 25 units for the third and fourth years; which will be a total of 150 units.

Commissioner Polly Kuehl asked “Are there any guidelines for the FLOW Vouchers?” Sheryl Seiling replied the service providers will make the recommendations for those tenants to become permanent residents.

Vice Chair Williams called for a motion to approve Resolution 2013-HACC-28, Authorizing The Amendment of the Fiscal Year 2013 Annual Plan to Include A Preference For Admission To The Housing Choice Voucher (HCV) Program For Individuals With Disabilities Currently Transitioning or “Moving Up” from Permanent Supportive Housing (PSH) Unit, which was moved by Commissioner Edna Carter and seconded by Commissioner Deniece Jordan-Walker. The motion carried with all “ayes”.

RESOLUTION NO. 2013-HACC-29

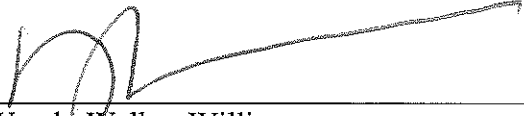
**AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT RENTAL ASSISTANCE
DEMONSTRATION (RAD) APPLICATION FOR HUNTINGTON APARTMENTS,
RICHARD FLOWERS HOMES, EDWARD BROWN APARTMENTS, ALBERT GOEDKE
APARTMENTS, AND GOLDEN TOWERS BEFORE DECEMBER 31, 2013**

Vice Chair Williams called for a motion to approve Resolution 2013-HACC-29, Authorizing The Executive Director to submit a Rental Assistance Demonstration (RAD) application for Huntington Apartments, Richard Flowers Homes, Edward Brown Apartments, Albert Goedke Apartments and Golden Towers Before December 31, 2013. Following discussion on the resolution, adoption of the resolution was moved by Commissioner Karen Chavers and seconded by Commissioner Edna Carter. The motion carried with all “ayes”.

ADJOURNMENT


Vice Chair Williams requested a motion to adjourn the Special Meeting of the Board which was moved by Commissioner Polly Kuehl and seconded by Commissioner Edna Carter. Accordingly, the Special Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:00PM.

Respectfully submitted by:



Wendy Walker Williams
Vice Chair

January 16, 2014
DATE



Richard J. Monocchio
Executive Director

January 16, 2014
DATE