

**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
January 15, 2015 at 2:00 PM**

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Wendy Walker Williams, Vice Chair
Edna Carter, Commissioner
Polly Kuehl, Commissioner
Nilda Soler, New Commissioner
Saul H. Klibanow, New Commissioner
Deniece Jordan-Walker, Commissioner

CALL-IN: 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
Shana Jackson, Legal Counsel
Debbie Kyker, Executive Assistant

Other Attendee(s): Tom Lyons, McGladrey, LLP
Joe Evans, McGladrey, LLP
Debbie Schwartz, Lightengale
Chris Tritsis – A Safe Haven
Michael McMurray, Globetrotters Engineering Corporation
Margaret Lehto, Globetrotters Engineering Corporation

General Public Comments: No other comments.

JOURNAL OF PROCEEDINGS FOR JANUARY 15, 2015

CALL TO ORDER

Hipolito 'Paul' Roldan, Chair, called the January 15, 2015 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 PM.

CONSENT AGENDA

Approval of the Minutes of the November 13, 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 Edna Carter. The motion carried with all "ayes".

Approval of the Minutes of the December 9, 2014 Special 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".

Approval of the audit report and presentation of January 15, 2015 by McGladrey, LLP and the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Vice Chair Wendy Walker Williams 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. 2015-01

SUMMARY

A RESOLUTION RATIFYING PRIOR AWARDS BY THE HOUSING AUTHORITY OF COOK COUNTY WITH GLOBETROTTERS ENGINEERING CORPORATION AND HARDING PARTNERS FOR PROVISION OF ARCHITECTURAL, ENGINEERING AND CONSTRUCTION MANAGEMENT SERVICES TO THE HOUSING AUTHORITY OF COOK COUNTY AND APPROVAL OF A TASK ORDER TO GLOBETROTTERS ENGINEERING CORPORATION FOR COMPLETION OF DESIGN DRAWINGS AND CONSTRUCTION MANAGEMENT FOR THE REHABILITATION OF ALBERT GOEDKE HOUSE APARTMENTS AND ARMOND KING APARTMENTS

A resolution to ratify previous contract awards by the Housing Authority of Cook County for architectural, engineering and construction services and for approval of a task order to Globetrotters Engineering Corporation for architectural, engineering and construction services for the rehabilitation of Albert Goedke House Apartments and Armond King Apartments.

The HACC has recently received two substantial low-income housing tax credit awards from the Illinois Housing Development Authority (IHDA). These awards require substantial financial commitments by the HACC in order to complete the process and secure the funding.

Following a previous competitive bidding process, letters of award were issued previously for architectural, engineering and construction management services to Globetrotters Engineering Services (GES) and Harding Partners pursuant to a Request for Qualifications that was issued in February 2011. Since then, additional task orders were issued to Globetrotters Engineering Services (GES). The earliest task orders related to smaller construction management and UFAS design projects. However, they were recently followed up with much more extensive task orders for the design and management of the Evanston Senior Rehabilitation Project, now under way.

In addition, IHDA's recent award of tax credit funding for the Skokie/King Project requires the HACC to engage GES to deliver additional A&E services. Task Order #22 will enable HACC to obtain these services in time for our senior and disabled residents to receive the benefit of this construction. For this, the Housing Authority must seek the Board of Commissioners' approval.

The Executive Director intends to issue a new Request for Proposals for future architectural, engineering and construction management services.

Chair Roldan requested a motion to approve Resolution 2015-01 which was moved by Commissioner Nilda Soler and seconded by Commissioner Edna Carter. The motion carried with all "ayes".

RESOLUTION NO. 2015-HACC-02

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ORGANIZE LIMITED LIABILITY COMPANIES AND TAKE FURTHER CORPORATE ACTION IN FURTHERANCE OF REDEVELOPMENT OF PROPERTIES IN SKOKIE AND ARLINGTON HEIGHTS, ILLINOIS – ARMOND KING AND ALBERT GOEDKE APARTMENTS

SUMMARY

A resolution authorizing the Executive Director to organize limited liability companies and take further corporate action in furtherance of the redevelopment of low-income senior and disabled housing properties in Skokie and Arlington Heights, Illinois, commonly known as the Armond King and Albert Goedke Apartments (the "North Suburban Housing Project").

To accomplish the North Suburban Housing Project, North Suburban Housing, LLC (the "Company"), an indirect subsidiary of the Housing Authority of Cook County ("HACC"), will issue an Invitation for Bids, along with amendments thereto, soliciting bids from general contractors. The North Suburban Housing Project will meet local community needs by promoting adequate and affordable housing, economic opportunity, suitable living environment, and 25 UFAS/ADA compliant units and common areas for residents of the Armond King and Albert Goedke Apartments.

To prolong the useful life of the Armond King and Albert Goedke Apartments and to assure compliance with the requirements of federal laws and regulations in general, and in particular, with certain regulations, relating to Housing Quality Standards. The rehabilitation of the Armond King and Albert Goedke Apartments will address concerns for senior and disabled residents, correct major building infrastructure deficiencies, and provide a much needed update to these buildings.

Chair Roldan requested a motion to approve Resolution 2015-02 which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

RESOLUTION NO. 2015 – HACC-03

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS THROUGH THE REGIONAL HOUSING INITIATIVE TO MELROSE PARK VETERAN HOUSING, LP FOR THE DEVELOPMENT OF MELROSE PARK VETERAN'S HOUSING IN MELROSE PARK, IL

SUMMARY

The Housing Authority of Cook County (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).

Melrose Park Veteran's Housing (MPVH) will be a 35 unit family community in Melrose Park. MPVH will consist of six new construction two-flat buildings and six new construction four flat buildings developed on currently vacant infill lots. The buildings will be a mix of two bedroom, three bedroom, and four bedroom units with a target population of veterans with families with income at or below 60% AMI. The residential properties surrounding this development site are single family and duplex homes; this development will blend well in the community.

A Safe Haven (ASH) is one of the co-developers and will be providing supportive services to the residents. ASH has linkage agreements with over 140 community providers to offer resident referrals to address needs that may not be available on site. In its twenty year history, ASH has extensive experience in owning and operating supportive housing units. West Suburban Neighborhood Preservation Agency (WSNPA) is the other co-developer. WSNPA is an intergovernmental agency created in 1978. WSNPA's experience has centered on affordable housing. Their experience with HOME and CDBG funding will be an asset to this development.

Melrose Park Veteran Housing, LP requested eight (8) PBVs, totaling 23% of the units. The HACC can provide RHI PBV assistance for up to 25% of the units located in communities that lease to eligible families or RHI PBV assistance for up to 100% of the units located in communities that lease to persons receiving supportive services. The HACC's ability to provide commitments for PBV's is contingent upon appropriations authorized by the Congress of the United States of America, the HACC's budget authority, and the HACC's voucher utilization at the time the units come on line.

Vice Chair, Wendy Walker Williams had asked what the role is moving forward. Sheryl Seiling indicated none.

Commissioner Saul Klibanow asked "how do we manage these properties?" Chris Tritsis – A Safe Haven representative, replied that there will be a third party management company that will be handling all of these properties.

Chair Roldan asked how the market study was done for veterans and their families. Chris Tritsis replied that veterans will have a preference on the unit and as well as the veterans families.

Chair Roldan requested a motion to approve Resolution 2015-03 which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes". Commissioner Polly Kuehl, who recused herself on this resolution.

RESOLUTION NO. 2015 – HACC-04

SUMMARY

A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2015 PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM

The Housing Authority of Cook County (HACC) has been participating in the Small Area Fair Market Rent (SAFMR) Demonstration Program since November of 2012. The SAFMRs set the payment standards for the HACC. The purpose of using SAFMRs is to provide voucher holders with increased ability to move to neighborhoods of opportunity while using a housing choice voucher (HCV).

The SAFMRs are broken down by zip code and are based solely on gross rents paid by tenants in the open market. No other demographic or economic information is used in the calculation of the SAFMRs. This process enables the HACC to utilize payment standards that more accurately reflect the rents requested by owners, thus enabling voucher holders to rent in areas of greater opportunity that were not supported by the traditional HUD approved FMRs.

The HACC is required to review its payment standards annually based on the new SAFMRs set by HUD to determine if an adjustment is needed. Pursuant to 24 CFR Part 982.503(b), the payment standards set by the PHA must be between 90% - 110% of the HUD approved FMR, or SAFMRs in the case of the HACC. The majority of the zip codes in suburban Cook County saw an increase in the SAFMRs. In reviewing the changes, it was determined that the payment standards must be adjusted as several of the current ranges now fall outside of the 90% - 110% range.

Chair Roldan asked if all the formulas in the fair market rent coincide with the economy, Sheryl Seiling replied "yes".

Chair Roldan requested a motion to approve Resolution 2015-04 which was moved by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

RESOLUTION NO. 2015 – HACC- 05

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FINAL OPTION YEAR OF THE CONTRACT WITH McCRIGHT AND ASSOCIATES FOR HOUSING QUALITY STANDARD (HQS) INSPECTIONS FOR THE HOUSING AUTHORITY OF COOK COUNTY

SUMMARY

A resolution authorizing the Executive Director to exercise the final contract extension privileges pursuant to the contract previously awarded to McCright and Associates for performance of housing quality standard (HQS) inspections in furtherance of operations of the Housing Choice Voucher Program.

In January 2012, the Housing Authority of Cook County entered into a contract with McCright and Associates (McCright) to perform HQS inspections and report its findings to the HACC on a timely basis. The four-year contract was issued to McCright and Associates following a competitive solicitation, best-and-final negotiations in accordance with their offer.

A Board Resolution submitted on November 9, 2011 to ratify the contract with McCright specified the duration and “not to exceed” amount for the initial year of the contract, but did not specify the duration and “not-to-exceed” amount of the option years of the contract. The formally-executed contract with McCright outlined the contract’s duration, but did not specifically specify the total “not-to-exceed” amount. The annual “not to exceed” amount is based upon the annual price for the services with an annual cost increase of 2.5% in the third and fourth year of the agreement. The annual volume of inspections is based on the number of inspections performed in the previous year with consideration for anticipated changes during the year. Based on the increase in voucher utilization, the “not to exceed” amount for the final option year is \$900,000.00.

Chair Roldan requested a motion to approve Resolution 2015-05 which was moved by Commissioner Saul Klibanow and seconded by Vice Chair, Wendy Walker Williams. The motion carried with all “ayes”.

FINANCIAL REPORT

Financial report presented by Olukayode Adetayo.

Commissioner Polly Kuehl asked what is Compensated Absences Maintenance; Olukayode Adetayo replied that this is accrued leave before the employee leaves the agency.

OTHER BUSINESS

Community Choice Program presentation on Mobility was done by Jackie Hodges, Gail Marshall and Tarrena Parks.

EXECUTIVE DIRECTOR'S REPORT

REDEVELOPMENT

Evanston – Evanston Senior Redevelopment will close this month. Construction will then begin on the Perlman and Walchirk buildings. Construction is expected to last between 16-18 months. Perlman will be fully occupied by 12/31/15

Skokie/Arlington Heights – The North Suburban Housing project is underway. Drawings are being completed, and the project will then be placed for bid. Both Villages approved CDBG funding for the project, as did Cook County.

Future – RAD was extended by Congress in the 2015 Appropriations Bill. As a result, the entire portfolio will be redeveloped. Talks are underway with Cook County regarding the bond issuance. This project is projected as 4% tax credit deal, with additional funding being sought from Cook County and IHDA.

HOUSING

Waiting lists – Are open at the Edward Brown (Robbins) and Franklin Park Apts. These are senior/disabled buildings.

The waiting list for Poplar Creek, a project-based voucher senior building located in Hoffman Estates, will open on 1/27.

Veterans/At Risk populations- Mayors and County Executives have been challenged by HUD to end Veterans Homelessness by the end of this year. A memorandum was prepared for President Preckwinkle outlining ways we are assisting homeless veterans and other at risk households (attached).

HUMAN SERVICES

CHRISTMAS – Parties were held at all developments. Every child received a present, and particularly needy families received more through our Secret Santa program (see pictures).

After School Programming – Has begun at our sites in Robbins, Chicago Heights and Ford Heights. Our partner is the Boys and Girls Clubs. About 60 kids are participating at each site, and it is expected that another 20 -30 more will participate once word of the program spreads.

Virtual HS – This program is up in running in Ford Heights and Robbins, near our sites. We are partnering with the Ford Heights Community Service Agency and the Robbins Community Help Agency. Students can receive a GED, or complete classes to earn their HS diploma. This is anti-

recidivism program, and we are working with the Cook County Sheriff and the State of Illinois Department of Corrections to attract students.

OPERATIONS

A number of security measures have been taken recently to address a spate of burglaries in Robbins and Ford Heights. They include:

- * Enhanced outdoor lighting
- * Coordination of camera monitoring with Sheriff's office
- * Resident security meetings
- * Evictions of some problematic households

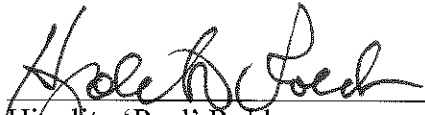
In addition, all residents will receive identification cards, so we can better control trespassing and criminal activity from outsiders

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 4:05PM.

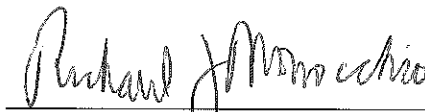
Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

March 19, 2015

DATE



Richard J. Monocchio
Executive Director

March 19, 2015

DATE