

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

**REGULAR BOARD MEETING  
Housing Authority of Cook County (HACC)  
Boardroom  
April 14, 2016 at 2:00 PM**

**ROLL CALL**

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

**HACC STAFF:** Richard Monocchio, Executive Director and Secretary  
Jon Duncan, General Counsel  
Alesia Hushaw, Chief of Staff  
Karl Becker, Chief Financial Officer  
Sheryl Seiling, Director of Rent Assistance  
Monica Slavin, Director of Occupancy and Compliance  
Jessica Del Valle, Manager of Strategic Initiatives  
Monique Bond, Director of Communications  
Shana Jackson, Legal Counsel  
Vivienne Ouma, HCV Housing Specialist  
Debbie Kyker, Executive Assistant

**Other Attendee(s):** Christine Swanson, New Hope Center  
Tim Knapp, New Hope Center  
Karen Singer, YWCA Evanston / North Shore  
Kristen White, YWCA Evanston / North Shore  
Michael McMurray, Globetrotters Engineering

## **JOURNAL OF PROCEEDINGS FOR APRIL 14, 2016**

### **CALL TO ORDER**

Hipolito 'Paul' Roldan, Chair, called the April 14, 2016 Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00PM.

### **PUBLIC COMMENTS**

None.

### **CONSENT AGENDA**

Approval of the Minutes of the February 11, 2016 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. 2016-HACC- 10**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION TO THE COOK COUNTY FOR THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") FUNDS FOR THE 2016 PROGRAM YEAR IN THE AMOUNT OF \$80,000.00 FOR THE COMMUNITY CENTER AND RICHARD FLOWERS HOMES IN ROBBINS, ILLINOIS ROOF REPAIRS PROJECT AS IDENTIFIED IN THE HOUSING AUTHORITY OF COOK COUNTY'S 2016 PROGRAM YEAR APPLICATION**

Constructed in 1955, Richard Flowers Homes is comprised of 25 two story brick row buildings containing a total of 100 low-income public housing units and a community center located in Robbins, Illinois. The property is owned and operated by the Housing Authority of Cook County (HACC).

The HACC has completed an assessment of the Richard Flowers Homes and found that several of the roofs have reached the end of their useful lives and in many cases are excessively worn. The buildings of which the roofs are in need of immediate repair are: 13908-14 Grace, 13928 Finley,

13943-49 Grace, 13922 Grace, 13950 Grace, 13968-74 Grace, and 13900 Finley; 13990 Grace, 13942 Grace, 13934 Grace; and the community center at 13906 Grace.

The HACC has already completed a cost estimate based on roof replacements of similarly sized buildings and estimates the project cost will be approximately \$80,000.00.

Each year the Cook County Bureau of Economic Development administers the CDBG program in order to provide federal funds to communities and organizations within the Cook County jurisdiction for assistance in undertaking community development activities that will primarily benefit low and moderate-income persons.

HACC seeks CDBG funding from Cook County to perform the necessary work on the roofs of several buildings and the community center which are in need of removal, replacement, and repair.

The HACC plans to complete the repairs of the roofs of the community center and specified residential building clusters located within HACC's Richard Flowers development with CDBG funds with a total estimated cost of \$70,000.00. If awarded the funds, the HACC plans to invest \$10,000.00 of matching capital funds to the project.

Commissioner Nilda Soler asked if this is the only amount of CDBG funds that we are asking for from the County. Richard Monocchio replied yes.

Commissioner Polly Kuehl asked does this project interact with the rehab of the Richard Flowers building that was previously approved by the Board of Commissioners. Richard Monocchio replied that the rehab was approved for the Richard Flowers property, but since this project is more of an immediate need, it will take priority over the rehab and then come out of the scope.

Chair Roldan requested a motion to approve Resolution 2016-10 which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

**SUMMARY**  
**RESOLUTION NO. 2016-HACC-11**

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT  
BASED VOUCHERS TO THE YWCA EVANSTON/NORTH SHORE FOR SIXTEEN (16)  
UNITS OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS VICTIMS OF  
DOMESTIC VIOLENCE IN EVANSTON IL**

The Housing Authority of Cook County (HACC), pursuant to 24 CFR Part 983, issued a Request for Qualifications (RFQ) in January 2016 seeking proposals from owners and developers who are interested in creating and/or preserving affordable housing utilizing Project Based Vouchers (PBV). In offering the PBV assistance, the HACC has two primary objectives:

- Producing the highest quality rental housing units for low-income families within diverse and healthy communities located in suburban Cook County; and
- Promoting stabilization and revitalization of communities located in suburban Cook County

Since 1931, the YWCA Evanston/North Shore has been providing housing, support, and programs for women and teen girls. Through the years the programs have changed to meet the changing needs of women and children with one focus on victims of domestic violence. Currently the YWCA Evanston/North Shore provides up to 90 days of emergency housing for homeless survivors of domestic violence and their children. After the 90 days, the lack of affordable housing becomes an issue with many of the women and children cycling through other temporary housing/shelters; many will return to the abusive situation simply to provide housing for their children.

To break the cycle of abuse and promote self-sufficiency, the YWCA Evanston/North Shore has acquired a sixteen (16) unit apartment building in Evanston for the purpose of providing permanent supportive housing to the homeless victims of domestic violence and their children. The supportive services offered will be geared towards safety, crisis intervention, education, employment, and economic self-sufficiency. Many domestic violence situations leave the victims with limited financial resources. In order to obtain affordable housing, rental assistance is needed.

The building acquired has 12 one bedroom units and 4 two bedroom units. The building is in sound condition and does not require any substantial repairs. The building is occupied with leases expiring in August. A relocation plan is in place to assist the residents with their moves and associated expenses. The building will be ready for occupancy in the fall of 2016. Services will be available both on-site and within the community. The residents can begin to rebuild their lives and move towards self-sufficiency.

The HACC can provide PBV assistance for up to 100% of excepted units in a community which serves people receiving permanent supportive services. YWCA Evanston/North Shore is requesting 16, which is 100% of the total units. The HACC's ability to provide commitments for PBVs 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 asked how many units does this building have? Sheryl Seiling replied 16 units.

Commissioner Polly Kuehl asked are the units big enough for these families. Karen Singer of YWCA replied, yes.

Commissioner Polly Kuehl asked if there are any special security features. Karen Singer of YWCA replied, yes and YWCA are doing renovations at this time. Karen further stated that YWCA also will have a house mother who will be living on site.

Vice Chair Wendy Walker Williams asked how do the neighbors feel about this? Karen Singer of YWCA replied that this facility was a shelter for battered women before.

Chair Roldan asked how many women leave after their 90 days. Karen Singer of YWCA replied, that the average length of stay is 60 days, but for this property, YWCA expect the minimum stay to be for about one year.

Commissioner Nilda Soler, asked after a year are families expected to move on? Karen replied that it may vary on each situation, some stays can be extended.

Chair Roldan requested a motion to approve Resolution 2016-11 which was moved by Commissioner Deniece Jordan-Walker and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

**SUMMARY**  
**RESOLUTION NO. 2016-HACC-12**

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT  
BASED VOUCHERS TO THE NEW HOPE CENTER, INC. FOR SIX (6) UNITS OF  
PERMANENT SUPPORTIVE HOUSING AT NH APARTMENTS IN FLOSSMOOR, IL**

The Housing Authority of Cook County (HACC), pursuant to 24 CFR Part 983, issued a Request for Qualifications (RFQ) in January 2016 seeking proposals from owners and developers who are interested in creating and/or preserving affordable housing utilizing Project Based Vouchers (PBV). In offering the PBV assistance, the HACC has two primary objectives:

- Producing the highest quality rental housing units for low-income families within diverse and healthy communities located in suburban Cook County; and
- Promoting stabilization and revitalization of communities located in suburban Cook County

New Hope Center, Inc., a not-for-profit organization, has celebrated over 56 years of service to persons with intellectual disabilities and their families. The organization was founded by a group of concerned parents who sought better educational opportunities for their children. Its mission is to be a leading solutions provider to people with intellectual and age-related disabilities by leveraging a culture of innovation, professionalism, and caring. It provides services such as developmental training, residential services, employment training, senior day care and a variety of community support services. New Hope Center provides services to over 400 people with developmental disabilities.

NH Apartments, located in Flossmoor IL, will be a repurposing of a vacant Montessori school and vacant single-family home, converting them into six (6) units of permanent supportive housing for individuals with a disability that impairs their ability to live independently. Providing permanent supportive housing is an important component of the HACC's PBV Program. Individuals are able to thrive in communities where they can obtain the services they need. NH Apartments will be

located in a community with mixed uses – single-family homes, multifamily housing, and commercial businesses. Residents will be a short walk from downtown Flossmoor.

The HACC can provide PBV assistance for up to 100% of excepted units in a community which serves people receiving permanent supportive services. New Hope Center, Inc. is requesting 6, which is 100% of the total units at NH Apartments. The HACC's ability to provide commitments for PBVs 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.

Chair Roldan asked if New Hope will have staff living at the property. Tim Knapp of New Hope stated that they will not have staff living on site, but staff will be present daily to work with individuals.

Commissioner Deniece Jordan-Walker asked when New Hope's fiscal year is. Tim Knapp of New Hope replied July 30<sup>th</sup> of each year.

Chair Roldan requested a motion to approve Resolution 2016-12 which was moved by Commissioner Nilda Soler and seconded by Commissioner Deniece Jordan-Walker. The motion carried with all "ayes".

**SUMMARY**  
**RESOLUTION NO. 2016 – HACC-13**

**A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2016 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 fall within the basic range of 90% - 110% of the HUD approved

FMR, or SAFMR in the case of the HACC. The majority of the zip codes in suburban Cook County saw an increase in the SAFMR. 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% basic range.

Commissioner Polly Kuehl asked are the families moving into the opportunity areas current voucher holders. Sheryl Seiling replied, yes some families already have vouchers. Sheryl further stated that when the HACC starts pulling from the waitlist again and before vouchers are issued, the HACC will invite families to participate in mobility counseling.

Chair Roldan asked on the new voucher side, how many new vouchers is the HACC receiving every year? Richard Monocchio replied zero.

Chair Roldan requested a motion to approve Resolution 2016-13, which was moved by Commissioner Nilda Soler and seconded by Vice Chair Wendy Walker Williams. The motion carried with all "ayes".

## **EXECUTIVE DIRECTOR'S REPORT**

### **REDEVELOPMENT**

*EVANSTON:* This project is in the punch list phase. Grand Opening for Jane Perlman on July 7, 2016.

*ARLINGTON HEIGHTS/SKOKIE:* Work has commenced, and units are now being rehabilitated.

*SOUTH SUBURBS:* 36 units will be rehabilitated and leased by the end of June.

*ADA:* 7 units are being retrofitted in Franklin Park for people with disabilities.

### **APPLICATIONS**

*WHEELING/NILES:* Regrettably, the application to rehabilitate senior/disabled buildings in Wheeling and Niles was rejected by IHDA. HACC will apply again in July.

*CHICAGO HTS/ FORD HTS/ PARK FOREST/HARVEY/ROBBINS:* An application was submitted to HUD and the County to rehabilitate 520 units in the south suburbs. Primary equity source is tax-exempt bonds and 4% tax credits, which are not competitive. Pro formas, physical needs assessments, 25% architectural drawings and legal work has been completed.

*ROBBINS:* A request for County CDBG funds in the amount of \$75,000 to repair roofs at the Richard Flowers Homes will be submitted early next week.

## **LOCAL GOVERNMENTS:**

*CHICAGO HEIGHTS:* Working with Mayor Gonzalez on a comprehensive redevelopment plan for Chicago Heights. Also brought his office together with Prairie State University to work collaboratively on workforce needs of manufacturers in the area.

*TINLEY PARK:* President Preckwinkle brought the Mayor and other village officials together with County officials to discuss matters of interest to each party. The HACC board approved 17 PBVs for an affordable housing development in Tinley Park, which has since been rejected by the Village Board. Meeting with Mayor next month to discuss this and other affordable housing opportunities.

*COOK COUNTY SHERIFF:* The MOU between HACC and the Sheriff was approved by the County Board. Two officers and one vehicle will patrol HACC family developments on a daily basis from 6 pm to 2 am.

## **POLICY INITIATIVES**

*HOUSING CHOICE:* HACC has been at the forefront of the movement to open opportunity areas for voucher holders. HACC is one of the 5 PHAs nationwide to participate in the Small Area Fair Market Rent Demonstration Program. New rent levels presented to the Board today will expand opportunities even more.

HACC is participating in a Creating Moves working group led by Harvard and Stanford. The goal is to determine best practices to launch this effort nationally.

## **EDUCATION**

Nearly 100 prospective students have expressed interest in the HACC Scholar Promise program. A kick off meeting will take place on May 5th with the prospective students, One Million Degrees, and Prairie State.

## **JOBS**

HACC has been working with residents, employers and job training and placement and agencies towards achieving self-sufficiency for as many people as possible.

We have built a social media network and held community meetings community meetings to build demand. 25 firms responded to our call at the City Club of Chicago to provide a job or internship to a HACC resident.

The HACC will be holding a job fair in Robbins on Thursday April 28. Over 20 employers who are ready to hire are scheduled to be in attendance.



**OTHER BUSINESS**


Jon Duncan asked the board if they wanted to keep the next board meeting at our Summit location. All board members agreed to keep the meeting scheduled as is.

**ADJOURNMENT**


Vice Chair Wendy Walker 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 3:18PM.

Respectfully submitted by:

  
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Hipolito Paul Roldan  
Chair

October 20, 2016  
DATE

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

October 20, 2016  
DATE