

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY**

**February 25, 2021, 2:03 PM**

**Held remotely via Zoom.com without a central meeting location, due to a declared public health emergency.**

**ROLL CALL**

**COMMISSIONERS PRESENT VIA ZOOM.COM:**

Wendy Walker-Williams, Vice Chair / Acting Chair  
Polly Kuehl, Commissioner  
Nilda Soler, Commissioner  
Saul Klibanow, Commissioner  
Norma Saleh-Barone, Commissioner  
Elaine Kroll, Commissioner

**HACC STAFF:** Richard J. Monocchio, Executive Director and Secretary  
Alesia Hushaw, Chief of Staff  
Karl Becker, Chief Financial Officer  
Deborah O'Donnell, Manager of Procurement  
Jon Duncan, General Counsel  
Monica Slavin, Director of Compliance and Occupancy  
Nancy Guzman, Director of Development  
Emily Orenstein, Policy and Communications Specialist  
Debbie Kyker, Executive Assistant  
Phyllis Johnson, Paralegal

**Other Attendee(s):** John Murphy, Chicago Heights Construction

**CALL TO ORDER**

Vice Chair, Acting Chair, Wendy Walker-Williams, called the February 25, 2021 meeting of the Board of Commissioners of the Housing Authority of Cook County (hereinafter referred to as "HACC") to order at 2:03 p.m.

**ILLINOIS OPEN MEETINGS ACT COMPLIANCE  
PROTOCOL FOR REMOTE MEETING**

Jon Duncan, General Counsel, read the following statement as required by the Illinois Open Meetings Act: “The Governor has issued a disaster declaration as it relates to public health and all of Cook County is covered by the disaster area. The Executive Director has determined that an in-person meeting is not prudent or practical because of the disaster.”

The identity of all Commissioners who were participating in the meeting via Zoom.com were verified. All Commissioners participating via Zoom.com meeting confirmed that they could see and hear the proceedings. Mr. Duncan noted for the record that the Housing Authority’s Executive Director and General Counsel were physically present at the regular meeting location.

An oral motion was made and seconded to approve the participation of all Commissioners in the meeting by Zoom.com or telephone. The motion carried with all “ayes” by a roll call vote.

**PUBLIC COMMENTS**

Vice Chair / Acting Chair Wendy Walker-Williams opened the floor for public comments via Zoom.com. No public comments were submitted.

**ELECTION OF BOARD OFFICERS**

Acting Chair / Vice Chair Wendy Walker-Williams was nominated by Commissioner Polly Kuehl for election as Chair, seconded by Commissioner Saul Klibanow. Commissioner Polly Kuehl was nominated for election as Vice Chair by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. Chair, Wendy Walker-Williams and Vice Chair, Polly Kuehl accepted the nominations. No further nominations were made.

Wendy Walker-Williams was elected as Chair and Polly Kuehl was elected as Vice Chair, with all “ayes” by a roll call vote.

**CONSENT AGENDA**

A motion was made by Commissioner Saul Klibanow and seconded by Vice Chair, Polly Kuehl for Approval of the Minutes of the December 10, 2020 Regular Board Meeting. The motion carried with all “ayes” by a roll call vote.

## **EXECUTIVE DIRECTOR'S REPORT**

Executive Director, Rich Monocchio reported that Cook County Board President Toni Preckwinkle visited the Walchirk Apartments in Evanston, IL at the COVID-19 Vaccination Event for the Senior residents. The HACC had the news media Channel 2, 5, 7, and *Univison Chicago* providing news coverage for the event.

Mr. Monocchio also reported the HACC has two ground-breaking projects planned for 2021, the Veterans' Housing Project in Chicago Heights, IL and the Emerson Project in Evanston.

The HACC will be working with the Illinois Department of Veterans' Affairs and the Cook County Department of Veterans' Affairs to provide onsite supportive services three days per week to the veterans in Chicago Heights.

Mr. Monocchio also reported that the Emerson Project in Evanston, IL did not get the equity that it needs to get the project funded with the John Buck Company to do the construction. Executive Director Rich Monocchio and the Chief of Staff Alesia Hushaw will be meeting with the Related Midwest Company on March 2, 2021 in hopes of coming to an agreement to do the Emerson Project in Evanston, IL.

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2021 – HACC – 01**

A Resolution Adopting the Housing Authority of Cook County Operating Budget for the Fiscal Year 2022.

Chief Financial Officer Karl Becker reported that the Housing Authority of Cook County's fiscal year budget is \$21,165,003.00 dollars for the overall operating budget. This is for the three main programs, which are Public Housing, Housing Choice Voucher, and our Central Office. Last year's budget for the HACC was \$21,288,277.00 dollars, this year is a slight decrease of 2.4 percent due to starting new programs.

Chief Financial Officer Karl Becker reported that each year we discuss the budget with the Manager of each department to gather their input of what the needs of each program and project it into this year's budget. This would include any increases that we might anticipate for payroll or any expansion of services would be included into this year's budget. When we are looking at our revenues, we base those on projected expectations by discussing it with the department heads in various occupancy levels for Public Housing. We look at what their occupancy levels are and include it into the budget, and we also discuss it with the Director of the Housing Choice Voucher Program to project what the utilization of the vouchers is likely to be for the year.

Following the discussion Chair Wendy Walker-Williams requested a motion to approve Resolution 2021-HACC-01, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all “ayes” by a roll call vote.

### **RESOLUTION NO. 2021 – HACC – 02**

A Resolution Authorizing the Execution of an Intergovernmental Agreement with the County of Cook for Emergency Rental Assistance.

Mr. Monocchio reported that the HACC has provided mortgage and rental assistance to Cook County residents who have been affected by the COVID-19 pandemic on behalf of the County. Homeowners who have COVID-19 related economic issues that prevented them from paying their rents and mortgages may qualify for this program of the first stimulus bill for up to 9 months of rental and mortgage assistance. The Cook County Emergency Rental and Mortgage Assistance Programs have been funded with \$15 million each and will be closing out soon. Mr. Monocchio reported further that the second stimulus bill is was passed in December of 2020 and the HACC will be administering the funds on behalf of the County to assist renters throughout Cook County who have been affected by the COVID-19 pandemic. This program will pay up to 12 months of rent, with an additional 3 months of rental assistance if they are not going to regain their employment. The national average of rent arrearage is around \$5,065, and this gives us an approximation of what we are going to pay in back rents owed to landlords.

Mr. Monocchio also reported that on March 3, 2021 the HACC’s marketing campaign will kick off, and Cook County Board President Toni Preckwinkle will be holding a press conference regarding the second stimulus rental assistance program. We are negotiating the terms of the agreement with the County, including negotiating the fees for assisting with this program. The fee will include the payroll for the temporary workers and the software that the HACC will be using to process the applicants’ information and payments.

Following the discussion, Chair Wendy Walker-Williams requested a motion to approve Resolution 2021-HACC-02, which was moved by Commissioner Norma Salleh-Barone and seconded by Commissioner Nilda Soler. The motion carried with all “ayes” by a roll call vote.

### **RESOLUTION NO. 2021 – HACC – 03**

A Resolution Authorizing the Executive Director to enter into Negotiations for a Memorandum of Understanding and Master Development Agreement with Brinshore Development, LLC.

Executive Director Rich Monocchio reported that the HACC will be applying for the Choice Neighborhood Implementation Grant for the City of Chicago Heights in the fourth quarter of 2021.

Director of Development Nancy Guzman reported that in September of 2020 the HACC issued a Request For Proposals (RFP) to find a Housing Implementation Partner. Of the respondents, Brinshore has attracted the attention of the HACC as having an excellent performance record. Brinshore was also awarded Choice Neighborhoods Grants from the Department of Housing and Urban Development (HUD) to build communities in Norfolk, VA, Omaha, NE, and Kansas City, MO.

Ms. Guzman reported that out of all of the respondents to the RFP, Brinshore was the only company that has successful Choice Neighborhoods Grant experience. In general, Brinshore has built over 7,000 affordable units across 15 cities in the United States and the HACC sees Brinshore as a strong partner able to get the Choice Neighborhoods Grant award for the Chicago Heights project. The HACC's goal is to replace public housing units with mixed income housing, allowing for the creation of more public and private partnerships. Brinshore will help the HACC to achieve our goals of building around 160 units in Chicago Heights, IL.

Following the discussion, Chair Wendy Walker-Williams requested a motion to approve Resolution 2021-HACC-03, which was moved by Commissioner Norma Salleh-Barone and seconded by Commissioner Nilda Soler. The motion carried with all "ayes" by a roll call vote.

#### **RESOLUTION NO. 2021 – HACC – 04**

A Resolution Authorizing the Adoption of the 2021 Payment Standards for the Housing Choice Voucher Program.

Executive Director Rich Monocchio reported that the HACC was one of the first Public Housing Authorities in the United States to adopt the Payment Standard for Small Area Fair Market Rents. It was critical for the HACC to be able to pay rents in the North and Northwest suburbs so that people could move there with vouchers.

Mr. Monocchio also reported that each year the Payment Standards get reset. The Small Area Fair Market Rents in Opportunity Areas are being increased by seven percent. This will mean that HACC participants will be more competitive with their vouchers than they had been in the past. There are 1,080 different Payment Standards when you look at the many zip codes and unit types, and the only city that has a decrease for a two or three bedroom unit is Calumet City, IL.

Mr. Monocchio reported further that the increase in Small Area Fair Market Rents is a great opportunity for the HACC's Mobility Program. This will assist more families who have children to move to opportunity areas where schools and transportation are better.

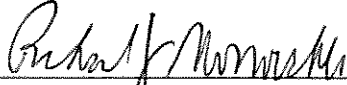
Following the discussion, Chair Wendy Walker-Williams requested a motion to approve Resolution 2021-HACC-04, which was moved by Commissioner Nilda Soler and seconded by Vice Chair Polly Kuehl. The motion carried with all "ayes" by a roll call vote.

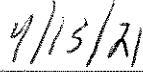
**ADJOURNMENT**

Chair Wendy Walker-Williams requested a motion to adjourn the meeting of the Board, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all “ayes” by a roll call vote.

The Meeting was adjourned at approximately 3:22 p.m.

Respectfully submitted by:

  
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Richard J. Mofocchio  
Executive Director

  
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DATE