

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

**REGULAR MEETING
Board Room
July 11, 2013 at 2:03 PM**

ROLL CALL

PRESENT: Hipolito 'Paul' Roldan, Chair
Wendy Walker Williams, Vice Chair
Karen R. Chavers, Treasurer
Polly Kuehl, Commissioner
Deniece Jordan-Walker, Commissioner
Edna Carter, Commissioner (Audio conference call)

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Susan Wiemer, Chief Operating Officer
Olukayode Adetayo, Chief Financial Officer
Mark Limanni, General Counsel and Director of Asset Management
Jon Duncan, Senior Counsel and Director of Human Resources
Sheryl Seiling, Director of Housing Choice Voucher Program
Debbie Kyker, Executive Secretary
Cassy Williams, SEIU Steward

Other Attendee(s): Tara Peele, IFF
Karen Webster, SEIU 73
Edgar Flagg, Baker Tilly
Judith Caira, Communities for Veterans

JOURNAL OF PROCEEDINGS FOR JULY 11, 2013

CALL TO ORDER

Hipolito 'Paul' Roldan, Chair, called the July 11, 2013 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioner to order at approximately 2:03PM.

Commissioners present were: Hipolito "Paul" Roldan (Chair), Wendy Walker Williams (Vice Chair), Karen Chavers (Treasurer), Polly Kuehl, Deniece Jordan-Walker and Richard Monocchio the Executive Director of HACC. Via-telephone conference was Commissioner Edna Carter. Also present were the following members of the HACC staff: Sue Wiemer, Mark Limanni, Jon Duncan, James Harney, Sheryl Seiling, Olukayode Adetayo and Debbie Kyker.

Also present were:

Ms. Tara Peele of IFF
Ms. Karen Webster of SEIU Local 73
Cassy Williams – Union Steward
Mr. Edgar Flagg of Baker Tilly
Ms. Judith Caira of Communities for Veterans

CONSENT AGENDA

The journal of proceedings of the May 9, 2013 Regular Meeting of the Housing Authority Cook County (HACC) Board of Commissioners were approved.

RESOLUTION NO. 2013-HACC-17

AUTHORIZING HACC TO MAKE PAYMENTS IN LIEU OF TAXES TO THE COUNTY OF COOK FOR PROJECT NUMBERS IL (25-1, 25-2, 25-3, 25-4, 25-5, 25-6, 25-7, 25-8, 25-9, 25-11, 25-12, 25-13, 25-15, 25-18, 25-19, 25-20, 25-22, 25-23, 25-24, 25-29, 25-30, 25-30, 25-31, 25-98 AND 25-99)

Chairman Roldan called for discussion of this Resolution for Payments in Lieu of Property Taxes. This is a special program that has been in place for since 1954. Mr. Monocchio mentions that with the tightness of our budget that under this program we do not have to pay or very little property taxes is a huge benefit to HACC. Mr. Adetayo said that the agency pays the Cook County Treasurer 10% of net shelter rent that is the gross rent minus utility, as payment in lieu of property tax; this is based on the PHA agreement. The total is \$206,992 for all of our properties.

Chairman Roldan asked whether there is a specific law that waives property taxes for 202 projects for HUD and Nursing Homes: he wondered whether the elderly developments fall into that or whether we need to apply for those. Mr. Monocchio said it may be worth pursuing. Chairman Roldan said there were many states that had no property taxes for affordable housing, and then Commissioner Chavers stated that many of those states already have a lower tax base than we do. Commissioner Kuehl mentioned that about 7 years ago there was a big push to get 202 properties on the tax rolls.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 17 - Authorizing HACC to Make Payments In Lieu of Taxes, which was moved by Commissioner Chavers and seconded by Commissioner Kuehl. The motion carried with all "ayes."

RESOLUTION NO. 2013-HACC-18

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS TO COMMUNITIES FOR VETERANS, LLC FOR 56 PROJECT BASED VOUCHERS FOR FREEDOM'S PATH PERMANENT SUPPORTIVE HOUSING LOCATED IN HINES, IL

Ms. Judith Caira stated this project is being developed by Communities for Veterans (CFV), working with the Department of Veterans Affairs to produce meaningful communities located on VA campuses across the country. These communities make a positive difference in the lives of veterans and their families. Freedom's Path will be located on the Edward Hines VA Campus, convenient to their access to VA services. Freedom's Path is permanent supportive housing; homeless and disabled veterans and their families will receive services, therapy, medical services, and physical rehabilitation within the VA campus. Access to quality affordable housing and supportive services is essential to our returning veterans and those who have served before.

Ms. Caira stated further that providing permanent supportive housing is an important component of the HACC's Project Based Voucher (PBV) Program. The opportunity to serve veterans who will be able to thrive in communities where they can obtain the services they need is critical. This effort will assist the VA in achieving its goal of ending veteran homelessness by 2015.

The HACC can provide PBV assistance for up to 100% of excepted units in a community which serves the elderly, disabled-, and people receiving permanent supportive services. Communities for Veterans (CFV) is requesting 56, which is 78% of the total units at Freedom's Path.

Commissioner Chavers asked if this development will be on the property campus. Ms. Caira stated that it would be at the East end of the campus. Mr. Monocchio mentioned some of the staff of HACC met with the regional director, Mr. Taylor and his staff at Hines and got to look at the Ronald McDonalds facilities and the transitional houses that Catholic Charities are running, with that we will have housed over 400 specific houses for veterans. Mr. Taylor came to see Mr. Monocchio right before they put their 9% credits in and that when we made the commitment which they were awarded 13 projects out of 52 presented. Mr. Monocchio is recommending adoption of this resolution..

Chairman Roldan asked if there will be intensive care on site and referral counseling that happens in these developments. Ms. Caira stated that this is permanent housing and permanent support housing we will have case management and outside service providers on site.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 18 – Authorizing The Executive Director to Award Project Based Vouchers to Communities For Veterans - which was moved by Commissioner Kuehl and seconded by Commissioner Chavers. The motion carried with all "ayes."

RESOLUTION NO. 2013- HACC-19

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS TO IFF FOR 25 SCATTERED SITE UNITS IN SUBURBAN COOK COUNTY

IFF, a non-profit community development financial institution, responded to the Request for Quotation and was determined a qualified developer. IFF submitted a proposal for 25 Project Based Vouchers to be used in IFF's Home First Illinois (HFI) initiative, which creates a sustainable integrated housing model for people with disabilities. IFF acquires units and rehabilitates them to ensure full accessibility for people with disabilities. IFF partners with service providers to ensure community support services are in place for people transitioning from institutionalized settings who will reside in the units. HFI is funded by a grant from the Illinois Housing Development Authority (IHDA).

The request for 25 PBVs is part of Phase 2 of HFI, which consists of 50 units – 25 in suburban Cook County and 25 in the City of Chicago. Phase 1 of HFI consists of 20 units, all within the City of Chicago, and is expected to be completed by September 2013. Unit selection for Phase 2 is underway. The rental assistance provided by the PBVs is essential for the people who will reside in the units.

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. The 25 units IFF is requesting will help the HACC meet its commitment. The units will be scattered sites and will be acquired in opportunity communities in suburban Cook County.

The HACC can provide PBV assistance for up to 100% of *excepted* units which serve the elderly, disabled, and people receiving permanent supportive services. IFF's request for 25 PBVs is consistent with regulations as the units will serve the disabled receiving supportive services.

Mr. Monocchio states IFF is an accomplished development group who has worked on State programs such as West Cook Collaborator and these are scattered sites to house people with disabilities and those that are coming out of institutions. We happy to recommend 25 PBV vouchers. Commissioner Kuehl asked what are "*excepted* units Mr. Monocchio stated that we can use 100% of Project Based Vouchers followed by a statement from Ms. Sheryl Seiling that supportive services are used excepted units that serve the elderly, disabled or those receiving permanent support.

Ms. Tara Peele of IFF mentioned that is Phase II of the Illinois Accessible Housing which is with capital financing. IFF buys the units in high rises that have elevators and renovates them to be disabled accessible. IFF wants to renovate 25 units in Cook County within the HACC area. With rental assistance, services will come from managed care providers. We have a good support of a

property manager who is working on our Phase I and visits every resident once a month on-site along with our service provider. Chairman Roldan stated that this concept is considered as independent living to mean that you can cook your own food, medical care and other things they can do on their own. Ms. Peele stated that all residents will have the ability and be able to stay in their home or units.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 19 – Authorizing the Executive Director to Award Project Based Vouchers to IFF - which was moved by Commissioner Wendy Walker Williams and seconded by Commissioner Kuehl. The motion carried with all “ayes.”

RESOLUTION NO. 2013 - HACC-20

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPLY FOR LOW INCOME HOUSING TAX CREDIT (LIHTC) AND OTHER SOURCES OF FUNDS, SUCH AS AHP, DCEO, DTC, HOME AND FIRST MORTGAGE TO REDEVELOP HACC PROPERTIES IN EVANSTON, IL – PERLMAN AND WALCHIRK SENIOR BUILDINGS

Chairman Roldan called for consideration of Resolution 2013-HACC-20, Low Income Housing Tax Credit a Resolution authorizing the Executive Director to apply for the (LIHTC) and other Sources of Funds , to redevelop HACC properties in Evanston, IL - Perlman and Walchirk Senior Buildings, where HACC cannot utilize operating funds from the current Fiscal Year's budget.

Executive Director, Mr. Monocchio stated that the Housing Authority of the County of Cook (HACC) has found it necessary to engage Tax Credit professional consultants to assist the Agency to apply for Low Income Housing Tax Credit (LIHTC) to redevelop HACC properties in Evanston, IL – Pearlman and Walchirk Senior Buildings. Current deficiencies are primarily related to the age of the buildings and flaws in the original design of the exterior wall assembly. This project will meet the local community needs by promoting adequate and affordable housing, economic opportunity, suitable living environment, and 20 UFAS/ADA compliant units and common areas for long-standing residents of the Evanston community. The HACC staff requests the Board to ratify the Executive Director's decision to apply for LIHTC and other aforementioned Funding,

The proposed work is intended 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). The rehabilitation of these two properties will address concerns for elderly and disabled residences, correct major building infrastructure deficiencies, and provide a much needed update to the buildings.

Mr. Monocchio said that the HACC has been working on the IHDA application for 6 months. HACC took it upon itself without a development arm and without all of these other applications and eventual commitments which goes in IHDA on August 2, 2013. The County and President Preckwinkle committed the necessary HOME dollars which applied for \$300 million from the County and we will be applying for \$700,000 from HOME, \$800,000 received from DCEO, RH funds which is a source of funds that are received after the demolition of property in Robbins and Ford Heights. With HUD you get some dollars. A source of funding is used for development purposes. We received \$450,000 as a source of funding for this deal to work.

We will be taking out a First Mortgage for \$2-\$3 million dollars, we are shopping for right now the best rates but at the end of the day it's going to modernize these two buildings which are wonderful buildings now but are in desperate need of rehabilitation. We did a physical needs assessment of these buildings done about 3 months ago. Commissioner Chavers mentioned that we have two properties have been in need of repairing for the last decade.

This is \$16-\$19 million in equity to bring to this project. Just by way of comparison the County gets \$2.7 million capital funding for 2100 units for 20 years. We are very confident that we can receive these funds have worked with IHDA from the start they have been great. We have made the decision and ask the board support. We have to compliment Olukayode Adetayo and Alesia Hushaw for their hard work in getting this implemented.

Commissioner Kuehl asked what is the preliminary point scored? – Mr. Monocchio stated it will be finalized on July 12, 2013 and the score was at 62 and we could get it at 66. Commissioner Kuehl asked what did not get funded below the point level – Mr. Monocchio mentioned that we just received the scores from March 2013.

Chairman Roldan whether these developments will be eligible and the criteria described for the project being eligible for ownership with private investors? Commissioner Kuehl stated that we have a fiduciary responsibility with a tax right-off.

Commissioner Wendy Walker Williams asked if you're applying for this money and to fix the problem and they don't give you the money, is the problem still going to exist? Mr. Monocchio stated that this is the first time that we have applied for the tax credit deal.

Karen Webster of SEIU asked if there was a cost to SEIU for the tax credit preparation for Low Income Tax Credit. Mr. Monocchio along with Mr. Adetayo said there is no cost.

Chairman Roldan called for a motion to approve Resolution 2013-HACC 20 – Authorizing The Executive To Apply For Low Income Housing Tax Credit (LIHTC) And Other Sources of Funds - which was moved by Commissioner Chavers and seconded by Commissioner Kuehl. The motion carried with all "ayes."

Mr. Adetayo provided a brief Financial and Budget Analysis report.

Executive Director's Report

Richard Monocchio summarized his Executive Director's Report and mentioned that he will have Sue Wiemer talk about some of the programs and talked about the feeding of hundreds of children a day over the summer.

Sue Wiemer mentions that it is like a day camp were the kids could feel safe and feel comfortable. We are building community rooms that have computers, gaming systems, puzzles, books, arts and crafts. We are building playgrounds, we are feeding them, and this will be like a second home to them. Sue mentioned that brokers from our building donated computers for our community centers. Sue also mentioned that some of the children from the Sherriff's camp will be helping with the landscaping around the community center.

Commissioner Kuehl asked if we are expanding to our Housing Choice Voucher (HCV) clients? Sue mentioned that Greg Raggs has reached out to our HCV clients that will be coming to Sheriff Tom Dart's camp, and that we posted this on our website and put it in our newsletters. Chairman Roldan asked where the money is coming from? Ms. Wiemer noted that it all came donations from Half-Priced Books and Public Library. Sue Wiemer also stated that the Chicago Bulls and Blue Cross Blue Shield of Illinois will be helping build a basketball court in Chicago Heights on August 24, 2013.

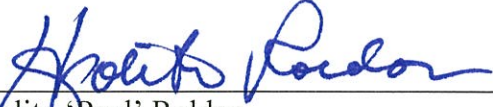
Mr. Monocchio stated he would like to invite the Board of Commissioners to be in the video that HACC will be putting together because we do have a good story to tell. Commissioner Carter asked that the pictures from the community center be posted on HACC's website.

ADJOURNMENT

Chairman Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Williams and seconded by Commissioner Kuehl. Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:25PM.

The next scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of Cook County is Thursday, September 12, 2013.

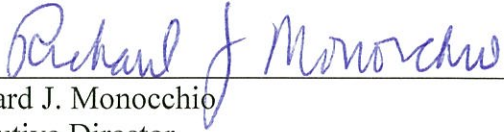
Respectfully submitted by:



Hipolito 'Paul' Roldan
Chairman

September 12, 2013

DATE



Richard J. Monocchio
Executive Director

September 12, 2013

DATE