

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

**SPECIAL MEETING
Housing Authority of Cook County (HACC)
Boardroom
June 15, 2015 at 3:01 PM**

ROLL CALL

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

ABSENT: Deniece Jordan-Walker, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Jon Duncan, General Counsel
Olukayode Adetayo, Chief Financial Officer
James Harney, Director of Asset Management
Monica Slavin, Director of Occupancy & Compliance
Alesia Hushaw, Director of Project Development
Debbie Kyker, Executive Assistant

Other Attendee(s): None.

Public Comments: None.

PRESENTATION OF RESOLUTIONS

The Board of Commissioners next considered pending resolutions, as follows:

RESOLUTION NO. 2015-13

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE FISCAL YEAR 2015 5-YEAR AND ANNUAL PHA PLANS TO INCLUDE A RENTAL ASSISTANCE DEMONSTRATION-SPECIFIC SUBMISSION

The Housing Authority of Cook County (HACC) is amending its 2015 5-Year and Annual Plans because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, HACC will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-1. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, HACC is currently compliant with all fair housing and civil rights requirements and is under a Voluntary Compliance Agreement; compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HACC with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that HACC may also borrow funds to address their capital needs. HACC currently has debt under the Capital Fund Financing Program and will be working with the Illinois Housing Development Authority to address outstanding debt issues, which may result in additional reductions of capital funds.

Richard Monocchio stated that we received approval from HUD for all our Public Housing projects and our entire portfolio will be submitted to HUD for approval. Congress previously approved the expansion of the RAD program nationally.

Monica Slavin, Director of Occupancy & Compliance talked about PHA changes: resident rights and unit comps will remain the same, we will not have to rescreen all the tenants during the conversion, designations will remain the same, preferences are not yet finalized by HUD, the phasing in rent they will be only paying only 30% of their income (3-year phase in); earned income exclusion (EID); residents rights are protected through the resident advisory board.

Commissioner Polly Kuehl asked several questions, (1) Are all applications submitted to HUD? Monica Slavin replied "yes". (2) Are we not converting all at once for these sites and how many can we convert? Alesia Hushaw, Director of Project Development, replied that were we only able to

convert Evanston and Skokie in the first round and the second set of conversions will be for Huntington and Wheeling due to funding limitations.

Chair Roldan requested a motion to approve Resolution 2015-13 which was moved by Commissioner Polly Kuehl and seconded by Vice Chair, Wendy Walker Williams. The motion carried with all "ayes".

RESOLUTION NO. 2015 – HACC-14

A RESOLUTION - AUTHORIZE THE AWARD OF JOINDER CONTRACT TO HOLABIRD & ROOT LLC FOR THE DESIGN DOCUMENTS AND CONSTRUCTION MANAGEMENT OF THE REHABILITATION OF WHEELING TOWERS AND HUNTINGTON APARTMENTS

March 2, 2014, the Chicago Housing Authority (CHA) awarded eleven (11) Indefinite Delivery/Indefinite Quantity Contracts for Architecture/Engineering Services;

Holabird and Root LLC has the following advantages compared to the other Architectural and Engineering firms: it is one of the most experienced firms for housing rehabilitation projects; it has the staffing level to meet the aggressive design schedule; it has in-house engineering resources; it has in-house Design and Construction Administration resources; it has a historical minimum Change Order rate for CHA's Projects and it has a close location in downtown Chicago;

NOW THEREFORE, BE IT HEREBY RESOLVED that the Board of Commissioners of the Housing Authority of Cook County hereby authorizes the Executive Director to award Contract Number 2015-100-029 for the Design Documents and the Construction Management for the Rehabilitation Project at Wheeling Towers and Huntington Apartments to Holabird & Root LLC in the amount not-to-exceed eight hundred thousand dollars (\$800,000.00).

Vice Chair, Wendy Walker Williams asked is there someone else that can do this and are they MBE/WBE? Richard Monocchio replied that CHA had a competitive bid process which they approved about 10 bids before choosing Holabird. Holabird and Root is not MBE/WBE.

Vice Chair, Wendy Walker Williams asked that there can be amendment in resolution that states (including competitive bidding at CHA.

Commissioner Polly Kuehl asked if this was a competitive bid? Richard Monocchio replied no, it was because this was a "piggyback" contract based on competitive bidding at the Chicago Housing Authority. Under the procurement rules, we are permitted to "piggyback" on the contracts that were competitively bid by other government agencies.

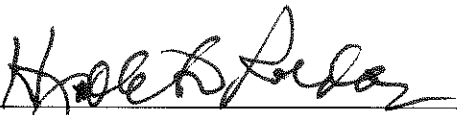
Chair Roldan requested a motion to approve Resolution 2015-07 which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

ADJOURNMENT

Chair Roldan requested a motion to adjourn the Special Meeting of the Board which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes".

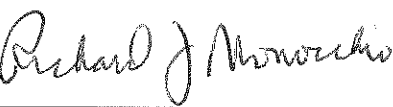
Accordingly, the Special Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:25PM.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

July 23, 2015
DATE



Richard J. Monocchio
Executive Director

July 23, 2015
DATE