

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

**BOARD MEETING  
Housing Authority of Cook County  
175 W. Jackson Blvd., Suite 350  
Chicago, IL  
October 15, 2020, 2:00 PM**

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

**ROLL CALL**

**COMMISSIONERS PRESENT VIA ZOOM CALL:**

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  
Sheryl Seiling, Director of Rent Assistance  
Deborah O'Donnell, Manager of Procurement  
Jon Duncan, General Counsel  
Monica Slavin, Director of Compliance and Occupancy  
Darrick Shafer, Regional Manager North  
Debbie Kyker, Executive Assistant  
Phyllis Johnson, Paralegal

**Other Attendee(s):** Monica Mosching & Helena Duncan, City Bureau Documenters

**CALL TO ORDER**

Vice Chair, Acting Chair, Wendy Walker-Williams, called the December 10, 2020 meeting of the Board of Commissioners of the Housing Authority of Cook County (HACC) to order at 2:00 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.

**INTRODUCTION OF NEW RESIDENT COMMISSIONER ELAINE KROLL**

Executive Director Rich Monocchio introduced the new HACC Resident Commissioner, Elaine Kroll. Mr. Monocchio noted that Commissioner Kroll has been a Resident of Summit for seven years and has been an outstanding resident of the Summit Community. Mr. Monocchio welcomed her onto HACC’s Board of Commissioners.

Commissioner Elaine Kroll was nominated by Cook County Board President Toni Preckwinkle on September 25, 2020 to be the new Resident Commissioner, and her appointment was confirmed by the Cook County Board for an term of five years.

**CONSENT AGENDA**

A motion was made and seconded for Approval of the Minutes of the September 18, 2020 Special Board Meeting. The motion carried with all “ayes” by a roll call vote.

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2020 – HACC – 18**

A Resolution Approving and Authorizing the Executive Director to Award a Contract to McCright & Associates to conduct the Housing Quality Standards Inspection Services for all Housing Choice Vouchers Administered by the Housing Authority of Cook County.

Executive Director Rich Monocchio reported that McCright Inspection Services will continue to provide housing quality services for the HACC for one year, with four additional one-year options renewing annually. Mr. Monocchio reports that McCright has done a fantastic job and is the best vendor for this agency. McCright has a great reputation for getting inspections completed quickly so that the HACC can continue making on-time payments to landlords who provide housing in our Housing Choice Voucher program.

Manager of Procurement Deborah O'Donnell reported that a Request For Proposals for inspection services went out to bid in June. The HACC received two proposals in July of 2020. Three evaluation committee members reviewed and rated the bids. Out of 100 possible points, McCright received 95 points in the ratings.

The HACC did a cost comparison from last year and discovered that the price for the new contract will be slightly lower than it is during the current year. McCright is a women and veteran owned business, and McCright also has Section 3 commitments on this contract. The evaluation committee was very happy to recommend them.

Director of Rent Assistance Sheryl Seiling reported that the HACC was behind with the required inspections prior to bringing McCright on board. McCright developed a plan to get the HACC caught up of inspections within six months of contracting with the HACC. McCright is very knowledgeable of housing quality standards and always has great ideas and recommendations for implementing new methods, such as bi-annual inspections. McCright is really helpful to the overall operation of our programs.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-18, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all “ayes” in a roll call vote.

### **RESOLUTION NO. 2020 – HACC – 19**

A Resolution Ratifying Intergovernmental Agreements with the County of Cook for Emergency Rental and Mortgage Assistance.

Executive Director Rich Monocchio reported that Cook County Board President Toni Preckwinkle announced last week that the County will be providing mortgage and rental assistance to Cook County residents who have been affected by the COVID-19 pandemic. Homeowners who have COVID-19 related economic issues that prevented them from paying their mortgages may qualify for this program.

The mortgage and rental assistance waitlist has been open for one week. So far, the HACC has roughly 2,600 applicants who need assistance with their rent or mortgage. The Cook County Emergency Rental and Mortgage Assistance Programs have been funded with \$20 million each.

The income limit was set at 140% of the Area Median Income (AMI). Out of the group that applies for this program, 25% will be lower-income homeowners at 80% of AMI, another 25% will be in zip codes that were adversely impacted by COVID-19. So by doing so, we make sure that the people who need it the most will receive the mortgage assistance through Cook County. We expect to be able to help between 2,500 to 3,000 homeowners and the maximum award is up to \$10,000. The main eligibility requirements are that the homeowner is one month in arrearage and must meet the income guidelines. The payments will go directly to the mortgage servicers.

In the Emergency Rental Assistance program, there are approximately 3,800 applicants who will receive rental assistance. 38% will be the hardest hit with the lowest incomes, and 62% will be randomized throughout Cook County. The HACC will pay up to \$4,500 to cover up to three months of rental arrearages. The payment may vary based on the applicant's circumstances.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-19, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes" by a roll call vote.

## **FINANCIAL REPORT**

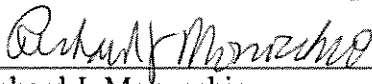
Chief Financial Officer Karl Becker reported that the profit for the Public Housing program is \$15,000, year-to-date. The Housing Choice Voucher Program's Administrative Fees profit for the year is a little over a million dollars. The Housing Choice Voucher Program's restricted funds has a \$1.4 million surplus. The Central Office Cost Center shows a profit of \$1.5 million dollars, year-to-date.


## **ADJOURNMENT**

Acting Chair Wendy Walker-Williams requested a motion to adjourn the special meeting of the Board, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes" by a roll call vote.

The meeting was adjourned at approximately 2:55 p.m.

Respectfully submitted by:

  
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Richard J. Monocchio  
Executive Director

  
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DATE