

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY  
September 9, 2021 2:06 p.m.**

**ROLL CALL**

**COMMISSIONERS PRESENT**

Wendy Walker Williams, Chair  
Polly Kuehl, Vice Chair  
Saul Klibanow, Commissioner  
Normah Salleh-Barone, Commissioner  
Elaine Kroll, Commissioner

**COMMISSIONER PRESENT VIA ZOOM.US:**

Nilda Soler, Commissioner

**HACC STAFF PRESENT**

Richard Monocchio, Executive Director  
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 (present at regular meeting location)  
Monica Slavin, Director of Compliance and Occupancy  
Darrick Shafer, North Region Manager  
Nancy Guzman, Director of Development  
Emily Orenstein, Director of External Affairs  
Jesse Silva, Development Associate  
Debbie Kyker, Executive Assistant

**OTHER ATTENDEES PRESENT VIA ZOOM.US:**

Jordan Bartle, representing Full Circle Communities  
Jessica Poirier, representing Turnstone Development Corporation  
Jake Zunamon, representing Housing Trust Group, LLC.

## **CALL TO ORDER**

Chair, Wendy Walker Williams, called the September 9, 2021 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:06 p.m.

## **APPROVAL OF MOTION TO PERMIT COMMISSIONER NILDA SOLER TO PARTICIPATE BY ELECTRONIC MEANS**

General Counsel Jon Duncan noted for the record that Commissioner Nilda Soler was present at the meeting via Zoom.us, and that §7(a) of the Illinois Open Meetings Act requires the approval of a majority of the Commissioners in order for Commissioner Soler to vote on pending matters at today's meeting. A motion was made and seconded to allow Commissioner Soler to participate in the meeting and to vote from her remote location by electronic means. The motion was approved with all "ayes."

## **PUBLIC COMMENTS**

Chair Wendy Walker Williams opened the floor for public comments.

General Counsel Jon Duncan noted for the record that no members of the general public had registered in advance to participate in the meeting, and that no other members of the public were present either in person or via Zoom.us.

No public comments were submitted.

## **CONSENT AGENDA**

A motion was made by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler for Approval of the Minutes of the Regular Board Meeting of June 17, 2021 and of the Minutes of the Special Board Meeting of July 8, 2021. The motion carried with all "ayes."

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2021-HACC-17**

A Resolution Authorizing Payments to be made by the Housing Authority of Cook County to the Cook County Treasurer's Office in Lieu of Taxes.

Chief Financial Officer Karl Becker presented Resolution No. 2021 – HACC – 17. Mr. Becker explained that the Housing Authority has had a longstanding agreement with the County of Cook and several communities to make annual payments in lieu of property taxes. These payments support governmental services to our residential properties that are exempt from the usual property

taxes. The payment is made to the Cook County Treasurer's office, in the amount of \$322,109.00, representing 10% of net shelter rents charged for HACC-managed properties in Robbins, Summit, Chicago Heights, Ford Heights, Niles, Park Forest, Des Plaines, Evanston, Skokie, Franklin Park, Arlington Heights, Harvey, and Wheeling.

Following a discussion, a motion was made by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler for approval of Resolution 2021 – HACC – 17. The motion carried with all "ayes."

### **RESOLUTION NO. 2021 – HACC – 18**

A Resolution to Add a Regular Meeting Date in November 2021.

General Counsel Jon Duncan presented Resolution No. 2021 – HACC – 18. He explained that the Illinois Open Meetings Act requires that meeting dates of the HACC Board of Commissioners must be published in advance. The current meeting schedule that was approved by the HACC Board of Commissioners in October of 2020 did not include a meeting in the month of November. At the July 2021 meeting, Commissioners suggested that an additional meeting date be scheduled for the purpose of discussing the status of projects under development. Jon Duncan also noted that the HACC by-laws provide that the Board of Commissioners may adopt changes to the Board's meeting schedule with publication in the manner allowed by law.

This resolution contemplates adding a board meeting in the month of November, 2021 for the purpose of discussion of project development.

Following a discussion, a consensus was reached to schedule an additional board meeting for November 18, 2021 at 2:00 p.m. A motion was made by Commissioner Normah Salleh-Barone and seconded by Commissioner Polly Kuehl for approval of Resolution 2021 – HACC – 18, setting an additional meeting for November 18, 2021 at 2:00 p.m. The motion carried with all "ayes."

### **RESOLUTION NO. 2021 – HACC – 19**

Authorizing the Executive Director to Implement a COVID-19 Vaccine Policy.

Executive Director Richard Monocchio presented Resolution No. 2021 – HACC – 19. Mr. Monocchio explained that the U.S. Food and Drug Administration had recently given its full use approval for one of the COVID-19 vaccines and that FDA full use approvals of additional COVID vaccines that are on the market is expected shortly. The proposed COVID-19 vaccination policy was modeled after a similar policy that was recently issued by the President of the Cook County Board.

General Counsel Jon Duncan stated that an announcement was expected later today from the White House regarding mandatory vaccination requirements, which have not yet been announced. However, the policy under consideration by the Board today is based on the policy that was implemented by Cook County. Mr. Duncan noted that the forthcoming announcement from the

White House that is expected later today could require further alterations of the COVID-19 vaccination policy in order to comply with the expected White House announcement.

The proposed COVID-19 vaccination policy will require all HACC employees to be vaccinated for the COVID-19 virus by October 15. The policy provides for exemptions for bona fide medical and religious reasons as required by law. Those employees whose requests for exemptions are allowed will be required to submit negative COVID test results twice weekly.

Following a discussion, a motion was made by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl for approval of Resolution 2021 – HACC – 19, authorizing the Executive Director to implement a COVID-19 vaccination policy, and authorizing the Executive Director to make necessary changes that may be needed by federal requirements. The motion carried with all “ayes.”

### **RESOLUTION NO. 2021 – HACC – 20**

A Resolution Ratifying and Approving the Action of the Chief Financial Officer and the General Counsel to Convey and Record a Utility Easement for the Otto Veterans Square Building Site in Chicago Heights, Illinois.

General Counsel Jon Duncan presented Resolution No. 2021 – HACC – 20. Mr. Duncan explained that in order to proceed with the plans for the development of the Otto Veterans Square project in Chicago Heights, a utility easement was recently executed to provide utility company access to the site. Due to various site improvements, which included relocating power lines and utility access 36 inches underground, a utility easement was required in order to ensure that utility companies have appropriate access for service availability, repairs and maintenance. Because an easement constitutes a conveyance of an interest in real estate, Board ratification of the grant of the easement is needed.

Following a discussion, Commissioner Saul Klibanow and seconded by Commissioner Normah Salleh-Barone for approval of Resolution 2021 – HACC – 20, ratifying and approving the action of the Chief Financial Officer and the General Counsel to convey and record a utility easement for the Otto Veterans Square site. The motion carried with all “ayes.”

### **RESOLUTION NO. 2021 – HACC – 21**

A Resolution Authorizing the Executive Director to Award Twenty-Five Project-Based Vouchers to Full Circle Communities for the Development of Arlington Heights PSH, a Permanent Supportive Housing Development in Arlington Heights, IL.

Director of Development Nancy Guzman presented Resolution No. 2021 – HACC – 21. She summarized that Full Circle Communities (FCC) is a not-for-profit organization with over 20 years of experience in the preservation and development of affordable housing. FCC has developed or rehabilitated over 1,300 units of affordable housing with about 400 more units currently under

development. Their development experience includes family, senior, permanent supportive, veterans, and Single Room Occupancy. FCC develops, owns, and manages affordable housing property, and works with other organizations to provide impactful supportive services for residents.

The Arlington Heights Permanent Supportive Housing project will target persons with disabilities, youths who are aging out of Department of Children and Family Services-funded care, and veterans. Arlington Heights Permanent Supportive Housing is a new construction, integrated permanent supportive housing development proposal that was conceived in collaboration with the North/Northwest Suburban Task Force. The proposed 3-story building provides 31 units, comprised of 26 one-bedroom and 5 two-bedroom units, to individuals and small families earning up to 60% of Area Median Income. Amenities will include a community room, computer lab, library, and office space for on-site supportive services and property management.

The project is located in a vibrant, amenity-rich area of Arlington Heights near local retail, services, jobs, and public transportation. The project site is located within one mile of parks, schools, grocery stores, pharmacies, health service providers, banks, restaurants, and other retail and service amenities. The site is also accessible by public transportation: a Pace bus stop is located about one-third of a mile from the site.

Jordan Bartle addressed the Board on behalf of Full Circle Communities, and provided additional details about the project.

Following a discussion, a motion was made by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl for approval of Resolution 2021 – HACC – 21. The motion carried with all “ayes.”

#### **RESOLUTION NO. 2021 – HACC – 22**

A Resolution Authorizing the Executive Director to Award Eight Project-Based Vouchers to Turnstone Development Corporation for the Development of Richton Park Senior Apartments, a Multifamily Development in Richton Park, IL.

Director of Development Nancy Guzman presented Resolution No. 2021 – HACC – 22.

Ms. Guzman summarized that Turnstone Development Corporation is an Illinois not-for profit 501(c)(3) real estate development company, specializing in the construction and preservation of affordable housing. Since its inception in 1998, Turnstone Development has developed over 1,800 affordable housing units and leveraged over \$185 million in private and public investment capital including Low-Income Housing Tax Credits, United States Department of Housing and Urban Development HOME funds, American Reinvestment and Recovery Act funds, Federal Home Loan Bank funds.

Richton Park Senior Apartments is planned as an Illinois Housing Development Authority Tax Credit program, which will be a newly constructed 5-story building for seniors ages 55+

(households may include members under 55) in the recently designated Richton Park Downtown Corridor in Richton Park, Illinois. This approximately 59,500 square foot building will contain 55 residential units comprised of 49 one-bedroom and 6 two-bedroom apartments. Residential units will offer gracious living spaces, with square footages between 604-640 square feet for the one-bedroom units and 805-990 square feet for the two-bedroom units.

The project is a transit-oriented development situated at the western gateway of Richton Park's Town Center district. The project will offer a variety of communal amenity spaces that will serve the residents' needs and encourage an interactive social setting while providing residents with opportunities to stay active. Interior community spaces will include a library, fitness room, TV/community room with café facilities, theater room, computer room, conference space, individual private storage, and community gathering spaces located on every floor. Outside spaces include an outdoor terrace, a gazebo, a grill patio area, and a paved walking circulation path with conveniently spaced seating areas.

Turnstone Development Corporation is requesting eight project-based vouchers, which is 15% of the total units at Richton Park Senior Apartments.

Jessica Poirier addressed the Board on behalf of Turnstone Development Corporation and made additional comments about the proposed Richton Park project.

Following a discussion, a motion was made by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl for approval of Resolution 2021 – HACC – 22. The motion carried with all “ayes.”

### **RESOLUTION NO. 2021 – HACC – 23**

A Resolution Authorizing the Executive Director to Award Eight Project Based Vouchers to Housing Trust Group, LLC., for the Development of 310 Arlington, a Multifamily Development in Arlington Heights, IL.

Executive Director Richard Monocchio introduced Director of Development Nancy Guzman to present Resolution No. 2021 – HACC – 22.

Ms. Guzman summarized that 310 Arlington is a new construction family development, with units from 30% Area Median Income (AMI) to 60% AMI. The project will be a 45,000 square foot, forty-unit development on a 2.2-acre site. The four-story building will provide much needed units of affordable housing targeted to families. The residents will have ample parking with eighty surface level spaces. The Development amenities will include a community/media room, fitness center, raised garden plots, a convenient on-site management office, and a common laundry room. The units will include air-conditioning, wiring for cable TV and internet service, mini blinds, refrigerators, ranges, and dishwashers.

The target demographic for the development will be low to moderate income families. The project is in a well-positioned location of Arlington Heights, providing access to transit, public recreation amenities, and shopping within walking distance.

There are also multiple school options from daycare to high school within a 1½ mile radius. The property will also offer resident programming, including adult literacy, financial management and employment assistance programs.

Housing Trust Group LLC (HTG) is a for-profit organization with over 20 years of experience in the preservation and development of affordable housing. HTG has successfully developed over 7,000 multi-family units with mixed-finance and the Low-Income Housing Tax Credit. HTG has experience in working with local municipalities and non-profit organizations to provide quality affordable housing and beneficial resident services.

HTG is requesting eight PBVs, which is 20% of the total units at 310 Arlington. The breakdown of the request is as follows: one PBV for a 1-bedroom unit at 30% Area Median Income for State Referral Network residents, two PBV's for 1-bedroom units at 60% of AMI, and four PBVs for 2-bedroom units at 60% AMI.

Nancy Guzman introduced Jake Zunamon, representing Housing Trust Group, LLC. Mr. Zunamon addressed the Board and provided additional details regarding the proposed project.

Following the discussion, a motion was made by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler for approval of Resolution 2021 – HACC – 23. The motion carried with all “ayes.”

## **EXECUTIVE DIRECTOR'S REPORT**

Richard Monocchio presented the Executive Director's report.

The Board has been updated from time to time regarding the Emergency Rental Assistance program [“ERA1”]. We have disbursed over \$62 million out of \$65 million that we have received from Cook County for ERA1. The national average is just 15% disbursed, while the HACC is at 97%. There will be an ERA2 that will be announced in October for distribution of another \$75 million in Cook County. We have added over 30 temporary employees who are working on this, and we have the best ERA program in the country. There was a favorable article about our work on ERA1 that was published in the *Chicago Tribune*, which is reproduced in the board packet. The *Washington Post* interviewed Richard Monocchio and Tony Preckwinkle regarding the success of the ERA1 program here, which the HACC is administering for the County.

The second piece of good news is that we will be receiving 301 emergency incremental vouchers for homeless people, for the first time in decades. The Continuum of Care is working with us. 301 previously homeless people will now get a voucher. The service component will be critical and we are working on that. We are making sure that behavioral health and social service providers will be available for this group. The key is going to be making sure that these folks have the needed services. We will have a plan out soon.

## **FOUR HACC EMPLOYEES HONORED WITH 20-YEAR SERVICE AWARDS**

Executive Director Richard Monocchio introduced longstanding HACC employees to the Board who have each earned awards for their 20 years of dedicated service to the HACC. Chair Wendy Walker Williams extended the Board's congratulations to the honored employees and thanked them for their hard work and service to the Housing Authority.

The awarded employees are:

Mark Davis, Information Technology System Administrator. Mr. Monocchio noted that we can't run without a really good IT department and Mark has been fantastic.

Angela Francis, Program Manager. Mr. Monocchio stated that Ms. Francis has been with the Housing Authority in the voucher program and she works on special program vouchers for veterans foster care youth, and the most vulnerable populations.

Debra Frazier, Executive Assistant. Mr. Monocchio mentioned that Ms. Frazier works directly with Sheryl Seiling with some really tough cases. She also helps the Executive Director out when assistance is needed. She is a great asset to the Housing Authority.

Cassy Williams, Housing Specialist (Ms. Williams was unavailable to attend the Board meeting).

## **LEGISLATIVE REPORT**

Mr. Monocchio introduced Jessie Silva to provide a report on legislation.

Mr. Silva noted that the legislative landscape is changing hour by hour.

In Washington, several matters are of interest. The biggest ones are the budget reconciliation bill and the infrastructure bill. These bills are inseparable politically. There were originally housing provisions in the infrastructure bill, but when that became a bipartisan bill, the housing provisions were moved into the reconciliation bill. The budget reconciliation bill is not subject to filibuster and requires 50 votes for Senate passage, while the infrastructure bill requires 60 votes to avoid a filibuster.

The reconciliation bill is currently includes over \$330 billion for affordable housing. This morning it was allocated at the House committee level.

Highlights include \$37 billion for the housing trust fund for extremely low-income individuals, \$80 billion for Public Housing capital needs, \$10 billion for capital funds, and \$66 billion for RAD conversion projects. Another important provision is \$90 billion for additional rental assistance. This is new money for new vouchers. The specific number of vouchers remains to be seen. The HACC will be receiving new vouchers if this legislation is approved by Congress. The legislation also includes \$35 billion for the HOME investment partnerships program.



Rich Monocchio noted that these numbers are likely to be reduced in the legislative process before passage.

Mr. Silva stated that the reconciliation bill will likely include Low Income Housing Tax Credit improvements. Specific LIHTC improvements are still to be determined.

There are provisions relating to the application of income averaging tax rules. That has bipartisan support and is not likely to be cut.

Even though unsettled at the federal level, at the state level, the Springfield legislative session was good for housing.

In Illinois, House Bill 2621, the affordable housing omnibus bill, was passed by the General Assembly. The bill established the COVID-19 affordable rent program, targeted to areas impacted by COVID. The Illinois Housing Development Authority will be providing rescue plan \$75 million in additional funding to this program. The bill also established property tax incentives for developments including affordable housing. A separate new property tax incentive applies statewide to provide incentives for developments which will include affordable housing for at least 10 years. The bill strengthens the affordable housing planning and appeals act and extended the Illinois donation tax credit to the year 2026.

Senate Bill 190 was passed by the General Assembly, requiring colleges to designate someone to work with homeless students.

House Bill 374 was also passed by the General Assembly. The Community Colleges and Affordable Housing Bill authorizes community colleges to work with Public Housing Authorities to provide affordable housing. However, funding sources were not included.

House Bill 2877, the COVID 19 Emergency Housing Act, codified the federal Treasury Department's Emergency Rental Assistance guidance to apply in Illinois. The act also sealed certain eviction and mortgage foreclosure records in cases involving the non-payment for the period from March 2020 to March 2022 and also seals other selected eviction records.<sup>1</sup> The law also established penalties for unauthorized dissemination of sealed eviction records.

Rich Monocchio commented that this has been the best year for affordable housing legislation in decades.

Mr. Silva asked General Counsel Jon Duncan to provide an update on the status of the various eviction moratoria. Mr. Duncan noted that in March of 2020 the Governor of Illinois first initiated a statewide eviction and mortgage foreclosure moratorium. The idea was that the evictions would

---

<sup>1</sup> *General Counsel's note, not part of the Board's meeting:* Commissioner Polly Kuehl asked a question, which was not immediately answered during the meeting, regarding whether the sealing of court eviction records would require the sealing of eviction files in cases that were not based upon the non-payment of rent. HB2877 added a new section §9-122 to the *Illinois Code of Civil Procedure* to provide that all eviction case records for the period from March 9, 2020 through March 31, 2022 would be sealed upon the initial case filing, but that the case file would be unsealed if the Court determined that the case was not based upon the tenant's non-payment of rent.

risk further spreading of the coronavirus. At the federal level, the Centers for Disease Control issued a similar nationwide eviction moratorium, but the Supreme Court of the United States ruled that applicable statute did not provide the necessary congressional authority for the CDC to impose an eviction moratorium. The Supreme Court later struck down a subsequent attempt to impose an amended nationwide moratorium, due to the continued lack of congressional authority.

Illinois has a separate moratorium issued by the Governor under a state law that was previously authorized by the Illinois General Assembly, but the Governor's authority to issue such an order is limited under Illinois to 30-day increments. Accordingly, the moratorium in Illinois has been repeatedly extended month to month by the Governor since March of 2020, and the current moratorium expires on September 18.<sup>2</sup> The Governor's pattern has been to wait until just before the prior moratorium is expiring before issuing an extension.

There have also been procedural changes set up for eviction cases. The court system is anticipating a huge onslaught of new cases to be filed after the moratorium is lifted. The court has therefore imposed a new requirement for pre-trial mediation in eviction cases. The idea is to see if cases can be resolved before a trial. The impact will be to slow down eviction process but reduce the backlog of cases more quickly.

## **HUMAN SERVICES REPORT**

Mr. Monocchio then introduced Director of External Affairs Emily Orenstein to give a report on Human Services, which is summarized below.

### **Resident Opportunity and Self-Sufficiency**

The HACC was awarded a FY2021 Resident Opportunity and Self-Sufficiency (ROSS-SC) grant from HUD. Our new coordinator started working at Sunrise on July 26 and has made excellent headway in meeting residents and beginning to build trusting relationships. She has conducted 8 introductory meetings with individual families to map out their personal goals, and has had initial phone-based conversations with over 30 others.

So far, she has also met with Prairie State College Workforce Equity Initiative, the Jones Center, Employer & Employment Services, the Youth Job Center, and Rent Dynamics. Going forward these relationships will improve the rate at which Sunrise residents access the services that these organizations provide.

---

<sup>2</sup>*General Counsel's note, not part of the Board's meeting:* Executive Order Number 2021-23 was subsequently issued by the Governor on September 17, 2021, and extended the Illinois eviction moratorium through October 3, 2021. However, Executive Order 2021-23 stated further that the eviction moratorium would thereafter be rescinded.

### **Summer at HACC**

After a disappointing COVID summer in 2020 for many kids and teens, the HACC was able to provide enriching summer experiences for over 200 young people in public housing and Housing Choice Voucher households.

### **Forest Preserves Experience**

116 youths graduated from the Forest Preserves Experience in July. Crew members spent their summer clearing invasive species, learning to identify plants, and performing other important conservation work at eight different Forest Preserves sites in the south and west suburbs. They also participated in professional development activities to explore various career paths, and engaged in multiple recreational days, from canoeing to yoga to Touch a Turtle Day. This year's program was the biggest yet, and we look forward to continuing to grow the program.

The HACC provided an end-of-program survey to participants to gain information about their experiences in the program, and to offer more information about our resources for high school students as they contemplate college and career pathways. Over 40 students indicated that they were interested, so we followed up with them to provide information on our work with community colleges, job centers, and skilled trades.

### **Adults Active in Youth Development**

Adults Active in Youth Development held a chapter of their 2021 camp at Richard Flowers. 23 students participated in hands-on experiments and learning activities, and took field trips to the Forest Preserves and Brookfield Zoo. The HACC also sponsored 20 additional slots for children in HCV households at camp locations in Riverdale and Harvey.

### **Jones Center—Camp in the Park**

Staff members from the Jones Center provided an onside camp at Chicago Heights. Campers enjoyed outdoor activities in the morning and early afternoon, plus a healthy lunch provided by Top Box Foods. An additional Ford Heights camp was canceled after three weeks, due to low turnout.

### **Local Park Districts**

The HACC subsidized camp attendance for 60 children at the Markham, Hazel Crest, and Calumet City parks departments.

### **After-School Activities**

After coordinating with Youth Guidance and the Forest Preserves Experience staff to evaluate candidates, we have selected a Youth Enrichment Coordinator to serve as a mentor and provide a safe and supported environment after school for students to work on homework and pursue creative projects.

### **Vaccinations and Back to School at Family Sites**

We assisted the property managers at the family sites in setting up their annual back-to-school backpack giveaway and barbecue. We distributed 100 backpacks at Ford Heights, Robbins, and

Chicago Heights. In addition to the barbecue, bouncy house, Disc Jockey, and games, we coordinated representatives from many local organizations to attend the events and talk to parents. Attendees included the Community and Economic Development Association of Cook County, Illinois Action for Children, Cornerstone Community Development Corporation, Prairie State College, Employment and Employer Services, and the Cottage Grove Health Center.

The HACC also coordinated with the Cook County Department of Health to host COVID vaccination clinics in the community rooms during each of the back-to-school events. The County's mobile vaccination team offered Pfizer and Johnson & Johnson vaccines to attendees, and initiated conversations with residents about their concerns surrounding vaccination. Cook County Health has expressed interest in returning to host additional clinics at the sites.

## **Supporting Higher Education**

### **Opportunity Fund Launch**

We have begun accepting applications for the Opportunity Fund. As part of a limited pilot run, students will be able to apply for up to \$500 in assistance for costs associated with going to college, such as laptops, transportation, and childcare. So far, we have processed over 25 applications from residents who are current or incoming students at community colleges around the county and will be sending out personalized plans shortly.

### **One Million Degrees**

Outreach has begun for the 2021 One Million Degrees program. Participants receive cash stipends, professional development, and academic and personal advising supports. We are hosting informational sessions for Prairie State and South Suburban students in September. This year we are pursuing a cost-sharing model with OMD and the colleges, so that at each site we are directly sponsoring 20 scholars, with the other participants sponsoring the rest of a larger group that may include non-HACC students.

### **Outreach**

The Marketing team is continuing its efforts to enhance our outreach and increase the number of participants who participate in programming. We are working to present a clear, concise explanation of HACC's repository of community-based organizations and how we can get families connected to the resources offered by these organizations. The goal is to transcend the perception that as a public housing authority we have nothing to offer besides housing assistance, and to emphasize that we can serve as a gateway to economic opportunity, in line with our organizational mission.

### **Zendesk**

Working with the IT Department, we trained our team on Zendesk's software, which allows us to store and categorize messages we receive from residents. It also allows residents to communicate via text messages. We made the transition to the Zendesk setup at the beginning of September.

### **Briefing Presentations**

The Human Services team is now offering our overview presentations at Mobility, Moves, and Portability briefings. We offer a brief overview of the resources that our team can offer families, underscore the importance of our communications and social media to stay informed of the latest opportunities, and provide the means to get in touch with our team immediately. We have received positive feedback from both residents and the HACC staff members who host the briefings on the quality of the content.

We are also putting flyers with information on our programming and how to reach us in the briefing packets, as well as accessible materials on fair housing rights.

### **Newsletters**

The Marketing Department is now collecting information on events, job fairs, local opportunities, and other important information into biweekly newsletters. Some sample entries include the Hire Chicago career exploration event, openings in skilled trades apprenticeships, information on using SNAP benefits for online shopping, and information on setting up an in-home COVID-19 vaccination.

## **CHIEF FINANCIAL OFFICER'S REPORT**

Chief Financial Officer Karl Becker summarized the Financial Report that was included in the Board's meeting book, beginning at page 64. Public housing has been profitable both in the current month and year to date.

The Housing Choice Voucher program is our largest program and is making money as well. \$191,000 for current month and \$538,000 year to date.

The financial status of our tax credit properties are analyzed at pages 88 to 119 of the Board Book. All are doing fairly well.

Chief of Staff Alesia Hushaw noted that occupancies are in the 90<sup>th</sup> percentile and they have been getting passing scores in the audits.

## **OTHER BUSINESS**

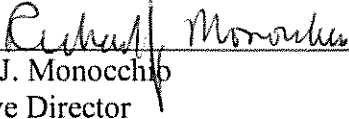
There was no other business.

## **ADJOURNMENT**

Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 4:00 p.m.

Respectfully submitted by:

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

  
\_\_\_\_\_  
DATE