



Housing Authority of  
**COOK COUNTY**




# ANNUAL REPORT

**2021**

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[www.thehacc.org](http://www.thehacc.org)

# OUR MISSION

To provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination throughout suburban Cook County.



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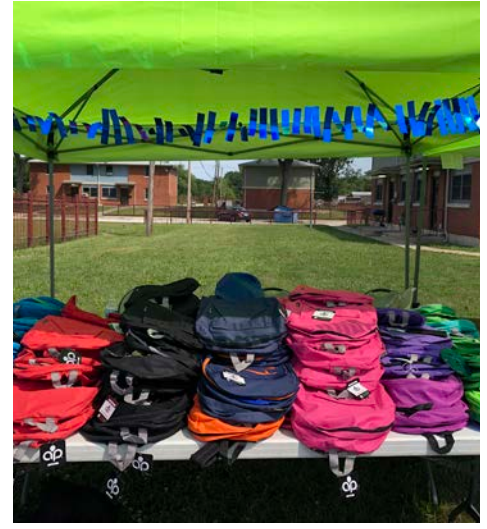
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# HACC SNAPSHOTS OF 2021



# FROM THE DESK OF THE EXECUTIVE DIRECTOR



2021 has been a year of continued evolution, with the ongoing challenges of the COVID-19 pandemic requiring flexibility and ingenuity. We have continued to adapt our operations to ensure the safety and health of our staff and residents while maintaining our high quality of service. Yet even in this time of ongoing crisis we are not content to maintain the status quo. As a national leader among public housing authorities, we are redefining what a PHA can accomplish in service of its community. In this report, you will learn about our team's efforts to expand and diversify our portfolio of housing options and resident services.

As leaders on local, state, and national levels grapple with the affordable housing crisis, HACC continues to expand the region's precious affordable housing stock.

This report details our latest construction and rehabilitation projects for families in suburban Cook County. Through our innovative development strategies and advocacy, we are invested in expanding affordable housing opportunities to all.

HACC takes to heart our mission to provide economic opportunity to residents of suburban Cook County. Over the past year, we have embarked on a variety of new and exciting programs to serve young people, families, and seniors. We have also continued to strengthen existing programs such as the Forest Preserves Experience and the Community Choice Program and expanded our network of community-based service providers, so that we can provide a truly comprehensive range of options for our residents. In this report you will discover how we are supporting families from elementary school to college and beyond.

While the county and the nation continue to make progress in the fight against COVID-19, it is imperative that we remain focused on supporting the most vulnerable families in our community as they recover from the economic devastation of 2020. The importance of emergency rental and mortgage assistance programs in Cook County and nationwide reveals just how crucial the issue of housing is to our ongoing recovery. Housing stability is key to a family's health, educational, and employment prospects, and HACC is dedicated to providing as many households as possible with the security they need to thrive. We remain committed to serving as a catalyst for community development, and we look forward to continuing our momentum in the new year.

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Wishing you all a happy and healthy 2022,  
Richard Monocchio, Executive Director  
Housing Authority of Cook County



# BOARD OF COMMISSIONERS



**WENDY WALKER WILLIAMS**  
Chair



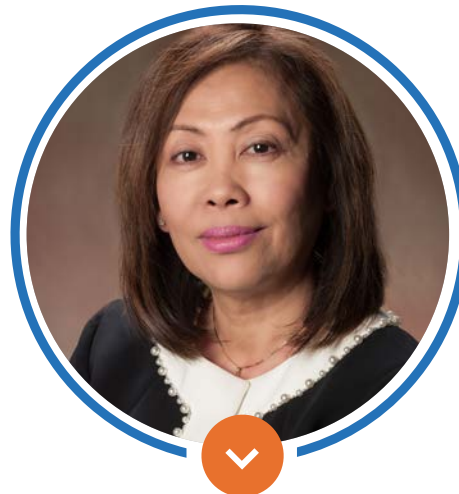
**POLLY KUEHL**  
Vice Chair



**NILDA SOLER**  
Commissioner



**SAUL H. KLIBANOW**  
Commissioner



**DR. NORMAH SALLEH-BARONE**  
Commissioner



**ELAINE KROLL**  
Commissioner

# OUR ONGOING COVID-19 RESPONSE

## Onsite Vaccinations for Public Housing Residents

Residents at HACC's senior buildings received access to COVID-19 vaccines in January and February 2021, as public housing accommodations for the elderly and disabled were classified as congregate living settings by the CDC. Each building received three visits from a vaccination team in early 2021, as well as follow-up booster shot clinics in October 2021. Family sites also hosted several COVID-19 vaccine clinics once the vaccines became available to all adults, and property managers will be continuing efforts to make vaccines available to adults and eligible children in 2022.



## EMERGENCY RENTAL ASSISTANCE

In 2021 HACC has administered two rounds of rental assistance, one starting in March and using CARES Act funding and one starting in October using American Rescue Plan Act (ARPA) funding. Both programs provide relief to Cook County renters who have experienced financial troubles due to the COVID-19 pandemic and who are at risk of housing instability. A team of HACC staff members and new hires processed these payments using HACC's existing software infrastructure; as a result, Cook County's emergency rental assistance program was among the fastest programs in the country. At the conclusion of the first round, over \$65 million in rent and utility assistance was disbursed to 7,472 families, with an average of \$8,757 in assistance going to each household. The second round is in progress as of January 2022, with over \$40 million disbursed so far. Together with rental assistance programs from 2020, HACC and Cook County have provided over \$120 million in rental and mortgage assistance to Cook County families during the COVID-19 pandemic.



**EXPANDING AND  
PRESERVING  
ACCESS TO  
AFFORDABLE  
HOUSING**

# Vera Yates Homes RAD Redevelopment

This spring marked the completion of a 3-year, \$16.7 million rehabilitation of the 116-unit Vera Yates Homes in Ford Heights the work touched every corner of the property, from the kitchen appliances to the basketball court. Construction work involved major foundation and roof repairs, as well as mechanical, electrical, and plumbing upgrades. Interior improvements included new windows, doors, appliances and fixtures, and accessibility upgrades for residents with disabilities. The project also repaired and improved sidewalks and asphalt on the property. This much-needed gut renovation will ensure that the Vera Yates Homes will continue to provide safe and comfortable housing for 116 low-income families for decades to come.

## BEFORE



## AFTER





## Emergency Housing Vouchers

HACC received 302 Emergency Housing Vouchers (EHVs) from HUD at the end of 2021. These vouchers are designed to assist people who are experiencing or at risk of homelessness, or who are fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking. Participants are referred for a voucher by the Cook County Continuum of Care (CoC) and are assisted in their search by Housing Choice Partners. We look forward to leasing up these households in the coming year.

## PROJECT-BASED VOUCHERS

### Spruce Village

Spruce Village provides supportive housing for adults with disabilities in Palatine. With a full suite of supportive services as well as numerous communal spaces, these apartments provide a crucial resource of individuals with disabilities who wish to live in a community setting.



*Images courtesy of HODC via Facebook*

### Kenzie Senior Residences at Randhurst

Centrally located in thriving Mount Prospect and with easy access to local amenities, provides housing for residents ages 55 and up. Onsite features include a library, computer center, and community area.



*Images courtesy of Village of Mount Prospect via Facebook*



# A SPECTRUM OF SERVICES FOR RESIDENTS



## Forest Preserves Experience

The Forest Preserve Experience is a five-week program that engages high school-age HACC youth in a paid opportunity for hands-on conservation work and education. Now in its fifth year, the Forest Preserves Experience celebrated its biggest cohort of graduates this summer, with 116 participants successfully completing the program.

Participants learned conservation skills, participated in professional development opportunities, and enjoyed recreational activities such as canoeing and yoga. One of the greatest markers of success is the many participants who return to the program for multiple summers, and after a summer of virtual programming this year's return to the eight beautiful Forest Preserves sites was especially meaningful.





# Summer at HACC

Making up for a tough school year for many kids and teens, HACC was able to provide enriching summer experiences for nearly 100 young people in public housing and HCV households in addition to FPE participants. Adults Active in Youth Development hosted a STEM summer camp at Richard Flowers Community Housing in Robbins, the Jones Center hosted an outdoor activity camp at the Sunrise Apartments in Chicago Heights, and HACC sponsored slots for over 60 youth at local parks district summer camps.

## Fun at Flowers

Fun at Flowers, launched in autumn of this year, provides a safe, supportive, and enriching environment for students ages 8-13 living at Richard Flowers Community Housing to do homework and engage in fun educational activities. Youth coordinators work individually with students to identify their specific needs, and students engage in team-building activities to foster socioemotional learning. We are excited to continue to develop this program in 2022 as we identify new ways to serve children and their families in a holistic manner.

## beWELL & Zendesk

beWELL is a comprehensive, web-based tool designed to connect residents to community resources and opportunities throughout suburban Cook County. The website provides easy, online access to educational, occupational and supportive resources available for residents and their families across Chicagoland. This year the Human Services team added Zendesk to their suite of customer service tools. The Zendesk platform allows HACC to respond to resident requests efficiently, maintain data on common needs and responses, and track client satisfaction.





# KEEPING RESIDENTS SAFE AND SUPPLIED



HACC renewed a successful initiative with Top Box Foods in 2021, providing 2,282 boxes of high-quality fresh produce and frozen meat to residents' doorsteps at HACC properties across the county. As a non-profit community-based organization, Top Box Foods focuses its work in food deserts to increase access to healthy and affordable food at up to 40% less than retail. This year's deliveries included Thanksgiving turkeys and Christmas boxes at public housing properties. Top Box deliveries helped many residents, especially those at high risk for COVID, make fewer trips to the grocery store, and they provided a lifeline to families still struggling from the pandemic's economic fallout.

Property managers also provided each household with a supply of masks, hand sanitizer, and antimicrobial wipes. Together with enhanced cleaning protocols, masking in common spaces, and vaccination clinics, these supply deliveries helped our residents take the necessary precautions to protect themselves from COVID-19.





# RESIDENT OPPORTUNITY AND SELF-SUFFICIENCY (ROSS-SC) GRANT

HACC received a Resident Opportunity and Self-Sufficiency Service Coordinator (ROSS-SC) grant from HUD this year. This three-year grant, beginning in FY2020, provides funding for a full-time service coordinator to work with residents at the Daniel P. Bergen Homes and Sunrise Apartments in Chicago Heights. Service Coordinators provide case management, assess residents' needs, and work in collaboration with local service providers to fulfill those needs. Service Coordinators provide a critical service to residents by helping to remove barriers that can stand in the way of progress. They also work with seniors and people with disabilities to ensure they receive the medical care and social supports required to age in place. Our ROSS Service Coordinator, Ms. Giavonne Williams, started at HACC in July 2021 and has enrolled 16 residents and provided services to many more.



## Opportunity Fund

Education is the key to economic mobility. New this year, the Opportunity Fund is a pilot program aimed at supporting students at Cook County's community colleges with some of the costs that come with attending college. HACC residents who are currently enrolled at one of Cook County's eight suburban community colleges are eligible for up to \$500 per semester in assistance for childcare costs, transportation, and laptops. This year we served 22 participants at Harper College, Moraine Valley Community College, Prairie State College, South Suburban College, and Triton College. Most of our scholars are considered nontraditional college students: the average participant is 34 years old, and 73% of our participants are parents. Scholars are in fields of study ranging from nursing to electrical engineering to education.

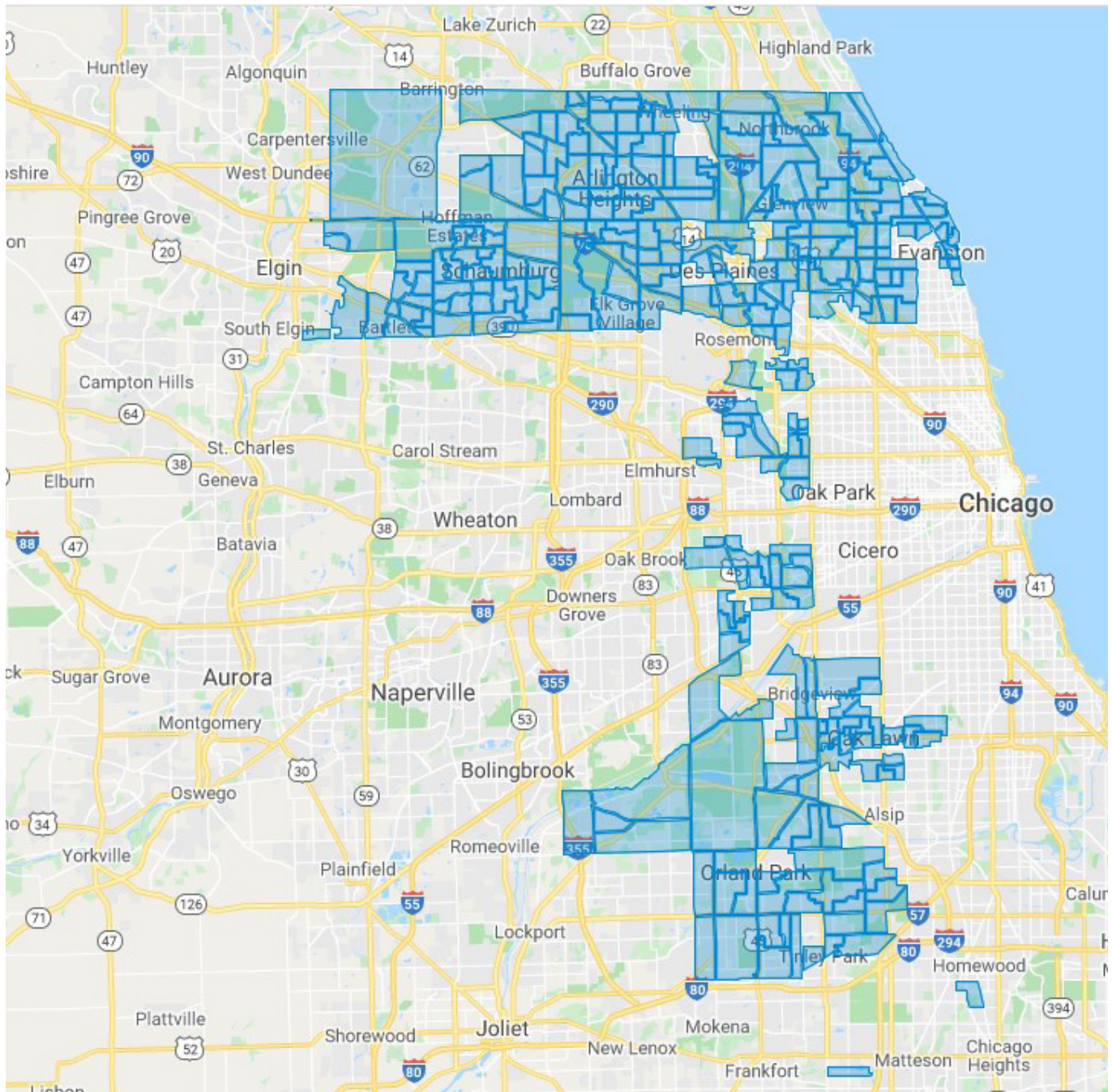
## One Million Degrees

2021 marked the sixth year of the HACC Scholars Program with One Million Degrees. One Million Degrees provides counseling, financial assistance, and supportive services to low-income students at Prairie State and South Suburban Community Colleges. During the 2021-22 academic year, HACC is funding individualized counseling and support for 28 HACC resident scholars.



# COMMUNITY CHOICE PROGRAM

HACC's Community Choice Program provides Housing Choice Voucher recipients with the help they need to find their dream homes in high-opportunity communities in Cook County. Areas of Opportunity are identified by HACC as high-performing suburban communities that contain low-poverty rates, low-unemployment rates, high-performing schools and racial diversity. Residents who enroll in the program complete a series of workshops providing information on finding and securing a rental unit in these areas. Topics covered in workshops include financial literacy, tenants' rights and housing search tips. Dedicated Mobility Counselors connect residents interested in moving to Opportunity Areas with local landlords, help them arrange transportation to tour units, and assist with security deposits. In 2020 the Mobility team successfully helped 32 families to relocate to Opportunity Areas.





# FAMILY SELF-SUFFICIENCY AND HOMEOWNERSHIP

The goal of the Family Self-Sufficiency (FSS) Program is to assist participants with improving their education and job skills for the purpose of becoming gainfully employed. FSS Program participants are required to establish goals such as completing educational training, resolving personal issues that are hindering their advancement, and actively working towards reaching their goals. Dedicated FSS Counselors work with residents to set and work toward educational and financial goals. FSS participants who increase their earnings have the corresponding amount of increased rent set aside in an interest-bearing escrow fund, which they will receive upon completion of the program. 258 families are currently participating in the program. In 2021, 17 participants graduated from the FSS program. FSS participants are also eligible for HACC's Homeownership Program, which allows households to use Housing Choice Vouchers to pay monthly mortgage costs. 3 families purchased homes this year.

## HERE ARE SOME OF OUR SUCCESS STORIES:

I started this program in 2011. I received my voucher around 3 months before I was laid off at my job of 7 years. God's timing was awesome. I utilized my voucher as a stepping stone to get me where I dreamed to be. After getting laid off from my job I was devastated... I decided to go back to school, and received my diploma as a Medical assistant in May of 2012. I began working in the Emergency room where I then got a fire lit behind me to become a Registered Nurse. After many trials and tribulations with getting into a nursing program I finally succeeded in 2014. Then my nursing school closed and I hit a major depressive state... I was lying in bed one day and said to myself, "You have to keep going." I joined the

FSS program with goals to finish nursing school, repair my credit, and purchase a home. I then applied for another Nursing program and was accepted. I started this program in January 2017 and graduated in April 2020 with my BSN in Nursing. May I took my boards and passed on the first try. I started working as a RN in June of 2020. The FSS program allowed me to work on my goals and purchase my new home. I am very grateful for the opportunity that this program gave me. I want to thank everyone who was there to support me throughout this process. - L.C.

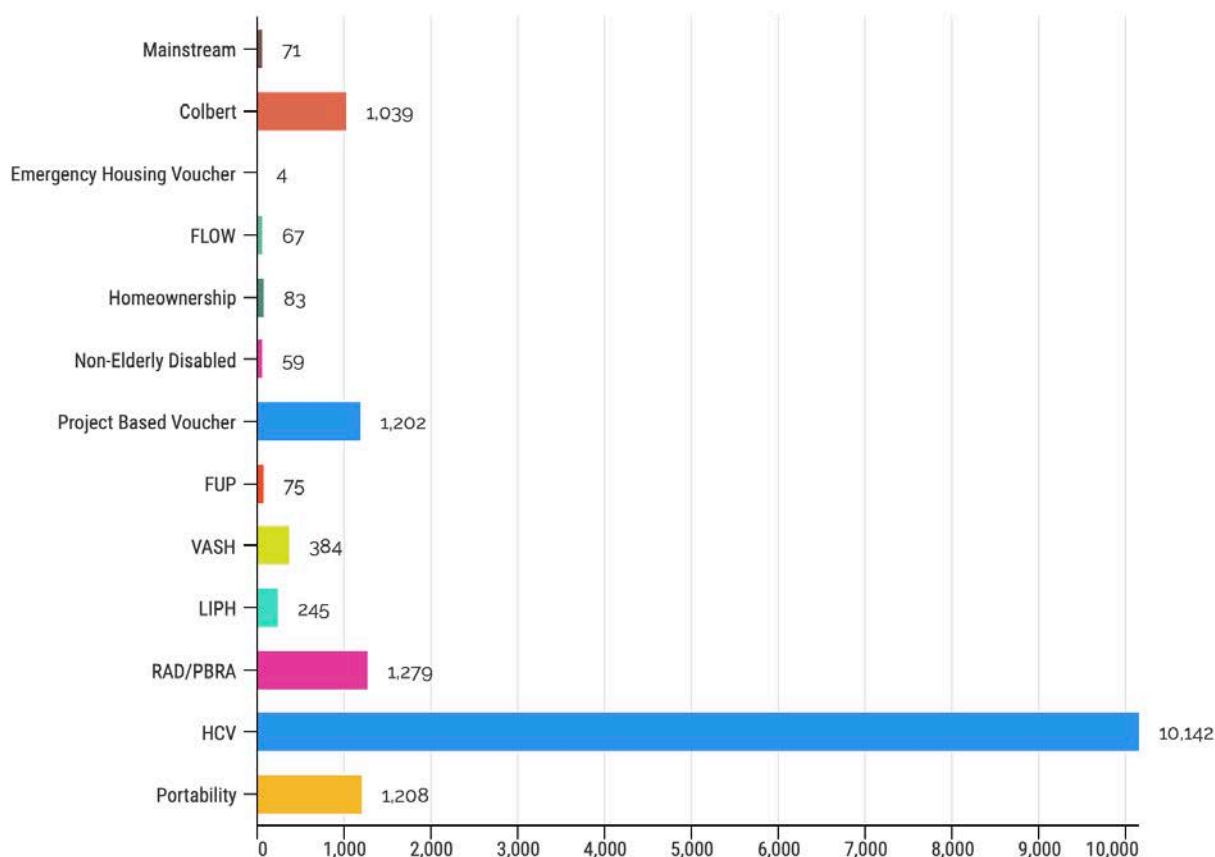
I just closed on my new home, I'm living my dream, and couldn't have done it without the assistance of HACC. - K. B.



It was such a pleasure to work with Mrs. Kia Moore and the housing authority. I started the self-sufficiency program for homeownership in 2018, I had a 5-year plan but accomplished my final goal of homeownership in 3. As a first-time homebuyer I had tons of questions, Mrs. Moore was patient and helpful with what to do and not to do as well as answer my questions. I'm happy I received my home through this program. Thank you so much for having such a program. - L.S.



# HACC AT A GLANCE



## MAINSTREAM VOUCHER PROGRAM

Mainstream vouchers assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream vouchers are administered using the same rules as other housing choice vouchers. Funding and financial reporting for Mainstream vouchers is separate from the regular tenant-based voucher program.

## COLBERT CONSENT DECREE

The Colbert Consent Decree requires that the State of Illinois assist Medicaid-eligible disabled people living in nursing facilities who wish to live in the broader community to transition into a community-based setting. Staff members of Managed Care Organizations (MCOs) assist these individuals with locating suitable housing; the Illinois Department of Aging provides financial assistance with moving expenses; and the Housing Authority of Cook County provides a Housing Choice Voucher.

## EMERGENCY HOUSING VOUCHER

The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD is providing 70,000 housing choice vouchers to local Public Housing Authorities (PHAs) in order to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

## FLEXIBILITY, LIVABILITY OUTCOMES AND WELLNESS

FLOW vouchers enable individuals and families who are able and want to move on from permanent supportive housing (PSH) to do so by providing them with a sustainable, affordable housing options through mainstream systems and the services and resources they need to have continued housing success. In most cases the need for financial housing assistance remains a prohibitive barrier to leaving PSH. FLOW helps tenants overcome these barriers by providing an affordable housing option and short-term services and resources that support program participants during and shortly after their move to a greater level of independence.

## FAMILY UNIFICATION PROGRAM

The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations:

1. FUP-F: Families for whom the lack of adequate housing is a primary factor in:
  - a. The imminent placement of the family's child or children in out-of-home care, or
  - b. The delay in the discharge of the child or children to the family from out-of-home care.There is no time limitation on FUP family vouchers.
2. FUP-Y: For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

## VETERANS AFFAIRS SUPPORTIVE HOUSING

HUD-VASH is a collaborative program between HUD and VA that combines Housing Choice Vouchers with VA supportive services to help veterans who are experiencing homelessness and their families find and sustain permanent housing. VA case managers may connect these veterans with support services such as health care, mental health treatment and substance use counseling to help them in their recovery process and with their ability to maintain housing in the community.

## VULNERABLE POPULATIONS

Individuals with Disabilities

9,282

Seniors - 62 and over

5,447

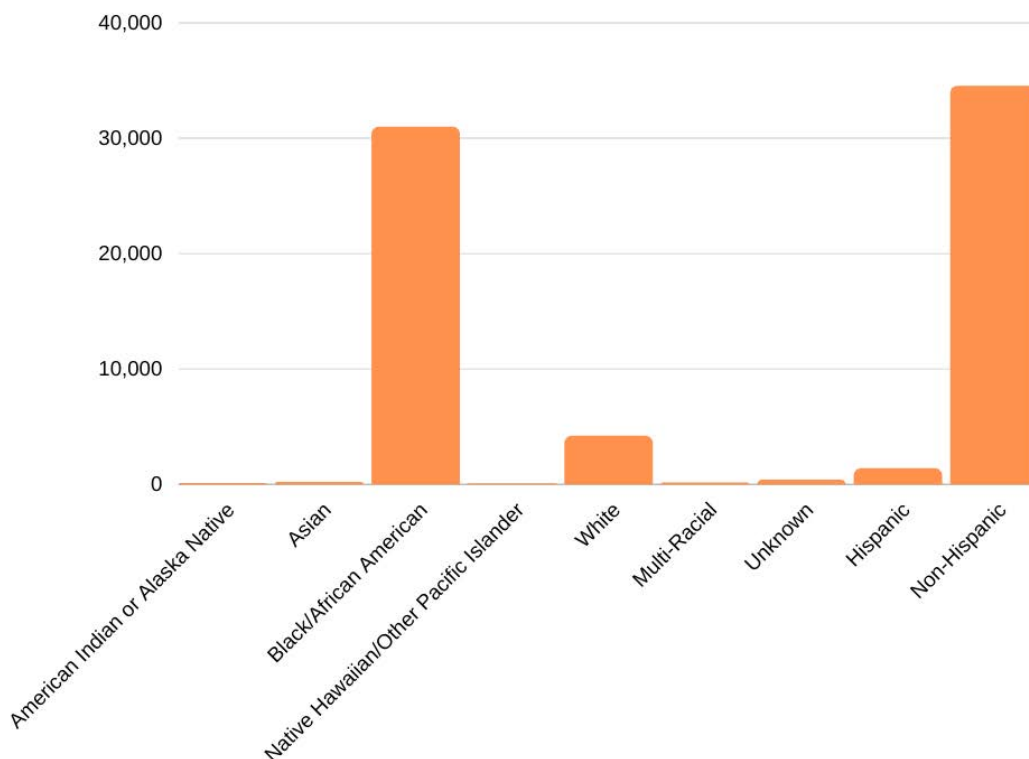
Children

13,557

Families homeless at admission

734

## DEMOGRAPHICS





# FINANCIAL REPORT

SOURCES	REVENUE
Housing Choice Voucher and related grants	\$146,455,086
Other revenues	\$48,853,672
Other grants	\$29,340,955
Tenant rents	\$5,388,543
Fee revenue	\$58,806
Fraud recovery	\$196,498
Investment income—unrestricted	\$21,976
<b>Total</b>	<b>\$230,315,536</b>

EXPENSES	COST
Housing Assistance Payments	\$150,443,208
Portability	\$17,157,030
Salaries & Benefits	\$12,477,774
Administrative	\$6,149,140
Depreciation	\$5,467,446
Other expenses	\$1,845,370
General, maintenance, operations	\$3,304,317
Tenant services	\$578,761
Utilities	\$1,842,748
Interest expense and amortization cost	\$395,247
Insurance premiums	\$789,049
Protective services	\$255,856
<b>Total</b>	<b>\$200,705,946</b>

# HACC PROPERTY DEMOGRAPHICS

## LIPH AND MULTIFAMILY - SOUTH REGION

## RESIDENTS

Daniel P. Bergen Homes - Chicago Heights	40
John Mackler Homes - Chicago Heights	6
Richard Flowers Community Housing LLC - Robbins	278
Sunrise Apartments Chicago Heights	207
Vera Yates Homes LLC - Ford Heights	387
South Suburban Senior Living LLC - Robbins & Harvey	213
Southern County Community Housing LLC - Chicago Heights & Park Forest	237
Summit Senior Building Phase I - Summit	66
Riverdale Senior Housing - Riverdale	38
Summit Senior Villas - Summit	3
<b>TOTAL</b>	<b>1,475</b>

## LIPH AND MULTIFAMILY - NORTH REGION

## RESIDENTS

Cook County Suburban Redevelopment LLC - Niles & Wheeling	257
North Suburban Housing LLC - Skokie & Arlington Heights	261
Evanston Senior Redevelopment LLC - Evanston	198
Walchirk Scattered - Evanston	35
Perlman Scattered - Evanston	61
Wheeling Scattered - Wheeling	25
<b>TOTAL</b>	<b>837</b>

## HOUSING CHOICE VOUCHER

## RESIDENTS

Colbert Consent Decree	1,123
Emergency Housing Voucher	4
Housing Choice Voucher	26,100
Flexibility Livability Outcomes & Wellness	126
Family Unification Program- Family	192
Family Unification Program- Youth	27
Mainstream Voucher Program	119
Portability Property	3,712
VASH	439
<b>TOTAL</b>	<b>31,842</b>



PROJECT BASED VOUCHER	RESIDENTS
Moorings in Roselle	47
Williams Reserve Palatine	120
Access West Cook	57
Axley Place	23
Barrington Horizon	10
Carriage Creek	18
Country Club Hills Wellness Center	104
Conrad Apartments	13
Cleland Place	8
Emerson Square Apartments	19
Forest Oaks Senior Apartments	17
Freedoms Path Phase II	108
Freedom's Path	68
Franklin Tower	125
The Grove Apartments	6
Greenleaf Manor	15
Heinrich House	136
Housing Opportunities Development Corp	51
Heart's Place	19
IFF	16
Kimball Court	16
Kenzie Senior Residences	21
Myers Place	34
Mount Prospect Horizon	24
Midtown Crossing	32
Meadowview Apartments	32
Odgen Avenue Supportive Housing	19
Popular Creek	25
Philhaven	58
Parkview Apartments	22
Riverdale PBV	14
A Safe Haven Veteran Village	18
Senior Suites of Bellwood	18
Summit PBV	22
Spruce Village	39
Southwick Apartments	41
Thorncreek Senior Living	19
Thomas Place	33
Village Park	64
Whistler Crossing	74
Wisdom Village	13
Wisdom Village of Northlake	54
YWCA Evanston/North Shore	20
<b>Total</b>	<b>1,692</b>

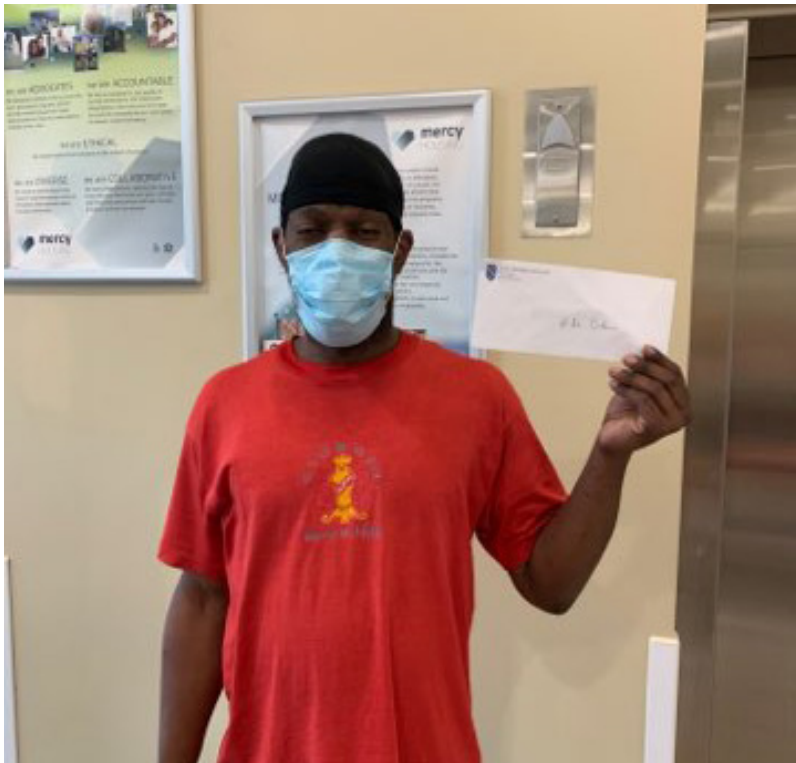
# COMMUNITY EVENTS

## FRANKLIN TOWERS LAPTOP GIVEAWAY





# EARN, LEARN, AND LUNCH COMMUNITY FAIR





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