

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
April 14, 2022 2:05 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker, Williams, Chair (participating via Zoom.us)
Polly Kuehl, Vice Chair
Saul Klibanow, Commissioner
Dr. Normah Salleh-Barone, Commissioner
Elaine Kroll, Commissioner
Eric L. Slaughter, Commissioner

HACC STAFF PRESENT

Richard Monocchio, Executive Director
Alesia Hushaw, Chief of Staff
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Asif Rahman, Director of Project Development (participating via Zoom.us)
Deborah O'Donnell, Procurement Manager
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy (participating via Zoom.us)
Darrick Shafer, North Regional Manager (participating via Zoom.us)
Emily Orenstein, Director of External Affairs (participating via Zoom.us)
Jesse Silva, Development Associate (participating via Zoom.us)
Debbie Kyker, Executive Assistant
Chalone Liddell, South Regional Manager (participating via Zoom.us)

OTHER ATTENDEES PRESENT:

Johana Casanova, PIRHL LLC, SVP of Development (participating via Zoom.us)
Natalia Domovessova, PIRHL, Development Project Manager (participating via Zoom.us)
Erin Sanchez, RATIO Design, Architect (participating via Zoom.us)
Paul Zalmezak, City of Evanston, Economic Development Manager (participating via Zoom.us)
Sarah Flax, City of Evanston, Housing and Grant Manager (participating via Zoom.us)
Scott Farbman, Databased Plus (participating via Zoom.us)

CALL TO ORDER

Chair, Wendy Walker Williams called the April 14, 2022 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:05 p.m.

MOTION TO ALLOW COMMISSIONERS TO PARTICIPATE ELECTRONICALLY VIA ZOOM.US

General Counsel Jon Duncan noted that a quorum of commissioners was physically present at the general meeting location and that Board Chair Wendy Walker Williams was participating electronically from a remote location via Zoom.us. Jon Duncan noted that the Illinois Open Meetings Act requires that a motion of the Commissioners who are present at the central meeting location must be approved in order for Board Chair Wendy Walker Williams to participate electronically and cast votes at the meeting. A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Saul Klibanow to allow Board Chair Wendy Walker Williams to participate electronically and cast votes from her remote location. The Commissioners who were present at the general meeting location approved the motion unanimously.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor for public comments.

Commissioner Elaine Kroll asked on behalf of the residents of the Summit Senior building if the rent will increase as a result of the rehab. Richard Monocchio, Executive Director responded, stating that the rent will not increase.

CONSENT AGENDA

A motion was made by Commissioner Polly Kuehl and seconded by Commissioner Saul H. Klibanow for Approval of the Minutes of the Regular Board Meeting of February 24, 2022. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2022-HACC-15

A Resolution Authorizing the Executive Director to Approve the Selection of PIRHL, LLC as Developer and to enter into Negotiations for a Development Agreement with PIRHL, LLC., for the South Boulevard Project in Evanston, Illinois.

Development Associate Jesse Silva presented Resolution No 2022-HACC-15

Johana Casanova, Vice President of Development at PIRHL LLC based in the Chicago office, led the Request for Proposals response and will oversee the development. PIRHL Developers, LLC, founded and formerly known as the Partnership for Income Restricted Housing Leadership, is a Cleveland, Ohio-based firm with regional offices in Chicago and Hamilton, New Jersey. PIRHL, focused on affordable housing nationwide, has assigned the Chicago office to the South Boulevard project.

Architect Erin Sanchez, of RATIO Design, discussed the proposed development plan. The proposed building is five stories with 60 apartments, a second-floor amenity space for residents, a playground, fitness room and community space. The unit mix includes one, two, and three-bedroom units. The proposed building prioritizes larger units for families, with 41 units, 60% of the total having two or three bedrooms.

Housing for extremely-low income residents is also prioritized. PIRHL proposes working with the HACC to replace the existing four HACC units with up to 18 units, with operating support in the form of Project-Based Vouchers (PBV) to address Evanston's need for family housing for extremely low-income households.

The proposed building facade is set back 21 feet from South Boulevard, creating several walkup units with planted front yards, giving it a townhouse appearance. Furthermore, the building steps down from five stories at the west end of the site to three stories, relating to the neighboring buildings at Hinman Avenue and South Boulevard.

The proposed design includes wrapping the east end of the building with street level entrances for apartments, to respect the character of buildings on the east side of Hinman. The proposed parking includes 65 spaces, some covered and with electric charging, including twenty spaces that will be public/permit spaces as required.

Following a brief discussion, a motion was made by Commissioner Polly Kuehl and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022-HACC-15. The motion carried with all "ayes."

RESOLUTION NO. 2022-HACC-16

A Resolution Authorizing the Executive Director to enter into a Contract with Papageorge Haymes Partners for Architectural Design Services for the Emerson Project at 1900 Sherman Avenue, Evanston, Illinois

Executive Director Richard Monocchio presented Resolution No. 2022-HACC-16. In 2019, the Housing Authority of Cook County (“HACC”) conducted a feasibility study for expanding development on the 1900 Sherman Avenue property in Evanston, Illinois, in order to provide additional housing units there. The intent of the study was to assess whether it is feasible to add additional development to the southern portion of the property, which currently contains a surface parking lot and a landscaped area. This feasibility assessment indicated that expanded development of the 1900 Sherman Avenue property was feasible. The site is located at the Northwest corner of Sherman Avenue and Emerson Street in Evanston, Illinois.

Approval of the resolution will authorize the Executive Director to enter into a Memorandum of Understanding and a subsequent formal contract for the architectural design services by Papageorge Haymes Partners in an amount not to exceed two million, two hundred and twenty-one thousand, seven hundred and twenty-one and 26/100 dollars (\$2,221,783.26). This amount includes the \$790,139.26 which was previously paid to Papageorge Haymes Partners, in support of The Emerson Project located at 1900 Sherman Avenue in Evanston, Illinois.

Following the discussion, a motion was made by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow for approval of Resolution No. 2022-HACC-16. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

Executive Director Richard Monocchio discussed the Cook County Housing Trust Fund that will be awarded to the Housing Authority of Cook County in the range of 13 million dollars. He expressed the importance of mixed housing, amenities and transportation.

Sheryl Seiling, Director of Rent Assistance, discussed the loan assistance provided by the Small Business Administration to business owners. It has been discovered through income verification of the Housing Choice Voucher participants that there may be income and businesses operating that were not reported to the Housing Authority of Cook County. The department will continue to follow up with the participants of the Housing Choice Voucher Progress and collect all required documentation.

HUMAN SERVICES REPORT

Director of External Affairs Emily Orenstein presented the Human Services Programs and Updates.

Spring Break and Summer:

Spring Break at Hazel Crest

HACC is offering scholarships to the Hazel Crest Park District's Spring Break CURVE Program, which will offer participants engaging exercise and other activities at the Hazel Crest Community Center while elementary schools are on spring break. So far 25 families have signed up 44 youth participants.

Forest Preserves Experience

Applications are open for this year's Forest Preserves Experience, with capacity for up to 140 crew members. Participants, who must be fully vaccinated, will enjoy a 5-week paid internship performing vital conservation work at Forest Preserves locations near their homes. HACC Human Services and Friends of the Forest Preserves are teaming up to offer the most comprehensive array of professional development and enrichment activities in the program's history. We will be coordinating with Moraine Valley Community College, Prairie State College, and South Suburban College, as well as CISCO and our local American Job Centers.

After-School: Fun at Flowers

The Fun at Flowers After School Program has expanded over the past few months, with the addition of a new educator who is also a youth boxing coach. We have set up an arrangement with the Robbins Park District to rent their community center at a discounted rate to provide youth with a safe place to enjoy physical activities in all weather. As many participants experience food insecurity, we have also teamed up with Top Box to provide healthy food options for participants. Looking ahead, we are working to engage community providers to connect participants and their families with behavioral and emotional health services in individual or group settings, as well as exploring options for an end-of-year field trip.

Mental and Behavioral Health:

City of Evanston Case Management FY 2021 Grant

HACC and Thresholds are currently working on identifying candidates for the case manager position.

Impact Behavioral Health Services

The Human Services and Property Management teams have worked together with Impact Behavioral Health Services to increase outreach to residents in Impact's service area and improve the intake process. In addition to anonymous signup boxes in common areas, property managers

at these sites are offering residents an opportunity to get connected with Impact staff at move-in, and have a designated intake counselor at Impact to facilitate provision of services. Buildings in Impact's service area: Perlman and Walchirk (Evanston); Armond King (Skokie); Franklin Tower (Franklin Park); Heinrich House (Des Plaines).

Programming at Senior Sites

The Human Services team is planning to visit all senior sites to hear from residents about what kind of programming they would like to see in their communities, including field trips and onsite programming. This initiative was originally slated for January and February, but with safety concerns due to the surge in Omicron cases in those months, has been postponed until spring. We will also be offering booster shot clinics.

AgeOptions

After distributing paper and online surveys to residents of HACC's senior buildings and determining where interest is highest, HACC and AgeOptions staff agreed to launch a remote Take Charge of Your Health session open to residents of all buildings, as well as an in-person tai chi fall prevention workshop at Armond King in Skokie. We hope that these sessions will be a success and will allow us to sign up more participants for future events.

CEDA Visits

Community and Economic Development Association of Cook County, Inc. has delivered copies of the Low Income Home Energy Assistance Program applications to all HACC buildings and has assigned a point of contact to each building to assist with picking up applications and answering questions. We are pleased to have this collaboration in place with plenty of time for residents to meet the 5/31 deadline for 2022/23 applications.

Higher Education:

Opportunity Fund

This semester we are supporting 26 Opportunity Fund Scholars. Scholars attend Harper College (6 students), Moraine Valley Community College (1), Oakton Community College (1), Prairie State College (5), and South Suburban College (13). They are pursuing a range of degrees from healthcare to business administration. The most requested form of assistance was transportation stipends, followed by laptops and childcare.

NICHA Scholarship

The Northern Illinois Council of Housing Administrators has announced a one-time scholarship for college students receiving assistance from member PHAs. After sharing this opportunity with our residents, we are pleased to have provided letters of endorsement for 10 applicants across the Housing Choice Voucher and public housing programs.

Featured Opportunities Marketed to HACC Residents:

New Agency Contacts Established

- The Link and Option Center
- Robbins Park District
- Evanston Rebuilding Warehouse

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report.

OTHER BUSINESS

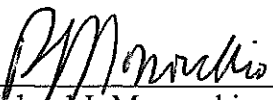
There was no other business.

ADJOURNMENT

Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Dr. Normah Salleh-Barone and seconded by Commissioner Eric L. Slaughter. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 3:35 p.m.

Respectfully submitted by:



Richard J. Monocchio
Executive Director



DATE