

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
June 16, 2022 2:03 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair
Polly Kuehl, Vice Chair
Nilda Soler, Commissioner
Saul Klibanow, Commissioner (participating via Zoom.us)
Dr. Normah Salleh-Barone, Commissioner (participating via Zoom.us)
Elaine Kroll, Commissioner
Eric L. Slaughter, Commissioner
Herb Porter, 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 (participating via Zoom.us)
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy (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)
Darrick Safer, North Regional Manager (participating via Zoom.us)
Kevan Casson, Director of Human Services
Diana Cornejo, Paralegal

CALL TO ORDER

Chair, Wendy Walker Williams called the June 16, 2022 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:03 p.m.

INTRODUCTION OF NEW HACC BOARD OF COMMISSIONER

Chair Wendy Walker Williams introduced new Commissioner Herb Porter. Commissioner Herb Porter spoke of his background and interests.

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 Commissioner Saul H. Klibanow and Commissioner Dr. Normah Salleh-Barone were participating electronically from their remote locations via Zoom.us. Jon Duncan noted that the Illinois Open Meetings Act requires that a motion must be approved by the Commissioners who are physically present at the central meeting location in order for Commissioners Saul H. Klibanow and Dr. Normah Salleh-Barone to participate electronically and cast votes at the meeting. A motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter to allow Commissioners Saul H. Klibanow and Dr. Normah Salleh-Barone to participate electronically and cast votes from their remote locations. 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 Summit Senior building will be renovated. Executive Director Richard Monocchio responded, stating that the renovations will be put on hold due to required outdoor repairs to the Summit Senior building.

Kevan Casson, Director of Human Services, introduced herself to the Board of Commissioners.

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 April 14, 2022. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2022-HACC-17

A Resolution Authorizing the Executive Director to Award Twelve (12) Project Based Vouchers to MVAH Development, LLC for the Development of Harvey Lofts, A Multifamily Development in Harvey, IL.

Development Associate Jesse Silva presented Resolution No. 2022-HACC-17. Harvey Lofts is a new construction family development with units targeting households from 30% Area Median Income (AMI) to 60% AMI. The project will be a 66,000 square-foot, fifty-one (51) unit development, with almost 85% of total units being family-sized two-and three-bedroom units. The building will be five stories tall on a 1.1-acre site with 45 surface parking spaces.

MVAH is requesting twelve (12) PBVs, all for 3-bedroom units at 60% AMI, which is 24% of the total units at Harvey Lofts.

Following a brief discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022–HACC–17. The motion carried with all “ayes.”

RESOLUTION NO. 2022-HACC-18

A Resolution Authorizing the Executive Director to Submit a Rental Demonstration (RAD) Application for the Daniel Bergen Homes and Sunrise Apartments in Chicago Heights, Illinois.

Executive Director Richard Monocchio presented Resolution No. 2022-HACC-18. To accomplish the rehabilitation of the Sunrise Apartments and Daniel Bergen Homes, the Housing Authority intends to submit a RAD application to HUD for the removal of these properties from the Public Housing program and for the conversion of their assistance to long-term Project-Based Section 8 contracts, as has already occurred at most former HACC Public Housing properties. The rehabilitation of these properties will meet local community needs by promoting adequate and affordable housing, economic opportunity, and a suitable living environment for residents.

Development Associate Jesse Silva stated that a resolution for this purpose was previously approved by the Board of Commissioners in 2016, but is being renewed now to avoid HUD considering the previously approved Resolution to have become stale.

Chief of Staff Alesia Hushaw added that Daniel Bergen Homes and Sunrise Apartments in Chicago Heights were not previously converted to RAD due to their participation in the Choice Neighborhood Project.

Following the discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022–HACC–18. The motion carried with all “ayes.”

RESOLUTION NO. 2022-HACC-19

A Resolution Authorizing the Executive Director to enter into a contract with McDonagh Demolition, Inc., for Demolition of Fifteen Structures at Sunrise / Mackler Homes in Chicago Heights, Illinois.

Executive Director Richard Monocchio presented Resolution No. 2022-HACC-19. The Housing Authority currently owns 65 vacant and physically obsolete units of family public housing in Chicago Heights, Illinois. These units comprise all of the John Mackler Homes and a portion of the Sunrise Apartments, which were built in 1962 and are currently unoccupied. The HACC received five bids in response to this solicitation. After the review of all of the bids, it was determined that McDonagh Demolition, Inc. had the lowest responsive, responsible bid.

General Counsel Jon Duncan noted that the McDonagh Demolition bid was substantially lower than other bids and remained subject confirmation by McDonagh. If McDonagh does not confirm its bid, then the award will go to the next lowest bidder.

Procurement Manager Deborah O’Donnell explained the bid price is not to exceed one million, three hundred eighty-five thousand dollars (\$1,385,000.00). Ms. O’Donnell also stated an itemized scope of work was provided and the timeline to complete the project depends on when the utility service is shut off.

Following the discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022–HACC–19. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

Executive Director Richard Monocchio reported that the HACC expects to receive funding from the County in an amount in excess of ten million dollars. This funding will be used to bring Social Workers, Community Health Workers and nurses to all HACC resident buildings. The funding will also be used to remove lead-based paint from the Richard Flowers and Vera Yates properties.

Mr. Monocchio also stated there is a delay in the Emerson Project due to the increased interest rates, which in turn has affected the financing.

Mr. Monocchio also shared his vision of continued yearly development, noting that the Illinois General Assembly recently awarded the HACC thirteen million dollars to acquire and develop affordable mixed income housing.

HUMAN SERVICES REPORT

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

Summer Camp and Beyond:

Spring Break Camp Summary

Thirty-one (31) children from HCV households successfully signed up for and attended Spring Break camp at the Hazel Crest Park District via HACC scholarships.

Summer Kickoff Events

The Human Services team will be hosting a summer kickoff party at Sunrise Park on Friday, June 17 from 1:00 to 4:00 p.m. The event will feature music and a barbecue, plus family-friendly activities like face painting and a bounce house. Invitations have been extended to residents at Bergen/Sunrise and Vera Yates, which will have its own party later in the summer. HACC and Adults Active in Youth Development (AAYD), our summer camp provider in Robbins, hosted a kickoff event at Richard Flowers on Wednesday, June 8th.

Family Sites: Jones Center and STEM Camp

For children residing at Bergen/Sunrise and Vera Yates, we have secured 20 slots at the Jones Center's summer camp. For children at Richard Flowers, we are coordinating with Adults Active in Youth Development to send students to their summer STEM camp.

Forest Preserves Experience

After a successful round of applications and interviews, Friends of the Forest Preserves has confirmed 126 crew members for this summer's Forest Preserves Experience. Crew members will be working at nine sites around the County, including Calumet Woods, Beaubien Woods, and Possum Hollow.

Cook County Park Districts

In addition to these options, HACC is sponsoring summer camp attendance at the Hazel Crest, Lan-Oak, Markham, and Streamwood Park Districts. So far there have been 17 signups for Hazel Crest, 8 for Lan-Oak, 18 for Markham, and 4 for Streamwood. Signups are still ongoing. Not all families who claimed spots have signed up with the Districts, so we expect these numbers to increase.

Summer Interns

This summer the HACC will be hosting an intern from CEDA's Uplift Harvey program. The program seeks to provide young people from the Harvey community with meaningful paid work experience. The intern will be working with our property management team on clerical projects, onsite programming and activities, and other tasks as needed.

After-School: Fun at Flowers Year-End Wrap

The Fun at Flowers After School Program wrapped up for the 2021-2022 school year on May 19. Participants received certificates of participation and enjoyed a final day of recreational activities with our youth enrichment counselors. As we look toward the next academic year, we intend to

collaborate with the Robbins Parks Department and William Leonard Public Library to maximize the use of our resources to provide a safe, supportive, and enriching environment to meet participants' socioemotional and academic needs.

Mental and Behavioral Health

City of Evanston Case Management FY 2021 Grant

HACC and Thresholds have identified a new full-time staff member to fill this new grant-funded position.

Impact Behavioral Health Services

Property managers at sites within Impact's service area have begun incorporating introductions into move-ins, allowing new residents the opportunity to take advantage of behavioral health and employment services as they begin the transition to life in their new communities.

Programming at Family and Senior Sites

After initial visits at recent tenant meetings, the Human Services team is putting together programming options to fit each site's individual needs and interests, working closely with residents and property managers.

AgeOptions

A remote, Zoom-based "Take Charge of Your Health" workshop will be running from July 12 to August 6. Registration is open to all HACC residents and HCV recipients. The course is designed for individuals living with chronic illness and their caregivers.

AgeOptions is also hosting an "Ask the Expert" Zoom session to provide a discussion and live answers to questions regarding health insurance, in-home care, and the benefits of working with SHIP counselors. We will be facilitating remote viewings at sites where there is interest.

Increasing Access to Fresh Food

Respond Now Food Pantry

Responding to resident needs revealed in Resident Needs Assessments conducted at Bergen and Sunrise, our ROSS-SC coordinator, Ms. Williams, teamed up with Human Services, the Greater Chicago Food Depository, and Respond Now to facilitate fresh food deliveries from Respond Now's food pantry. Ms. Williams is now able to serve as a proxy at weekly pantry pickup times and bring food back on site for participating residents who lack access to transportation options or have concerns about COVID-19 exposure. This link to services has been especially beneficial to the older adults at Sunrise.

Top Box Pilot Initiative

HACC and Top Box Foods will be launching a pilot program this summer at Turlington West Apartments and Bergen and Sunrise. Participating households will receive twice-monthly deliveries of fresh produce as well as frozen meats and seafood. Along with the food, Top Box will provide cooking tips and nutritional information. The pilot program will run for six months

and will seek to measure how the combination of abundant healthy food options and educational tools may improve participants' health.

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report.

As part of the Financial Report, General Counsel Jon Duncan reported that the HACC received a payment of \$935,000 last week as the HACC's portion of a Court award from a lawsuit which had sought the recovery of operating reserve funds that HUD had inappropriately reclaimed in 2012. The United States Court of Claims ruled that HUD's reclaiming of the operating reserve funds violated HUD's Annual Contributions Contracts with the Public Housing Authority plaintiffs.

Because last week's payment was made from federal funds that were appropriated by Congress for the payment of Court judgments against the United States government, the proceeds from the litigation are unrestricted.

The Board of Commissioners authorized HACC's participation in the operating reserves litigation against HUD in 2018.

OTHER BUSINESS

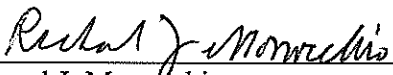
There was no other business.

ADJOURNMENT

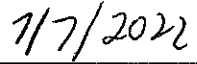
Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow. The motion to adjourn carried with all "ayes."

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

Respectfully submitted by:



Richard J. Monocchio
Executive Director and Secretary



DATE