

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
July 7, 2022 at 2:10 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker, Williams, Chair
Polly Kuehl, Vice Chair
Nilda Soler, Commissioner (participating via Zoom.us)
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
Deborah O'Donnell, Procurement Manager (participating via Zoom.us)
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy
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)
Diana Cornejo, Paralegal

OTHER ATTENDEES PRESENT:

No other attendees.

CALL TO ORDER

Chair, Wendy Walker Williams called the July 7, 2022 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:10 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 Commissioners Saul H. Klibanow, Dr. Normah Salleh-Barone and Nilda Soler were participating electronically from their remote locations 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 Commissioners Klibanow, Salleh-Barone and Soler to participate electronically and cast votes at the meeting.

A motion was made by Vice Chair Polly Kuehl and seconded by Commissioner Eric L. Slaughter to allow Commissioners Saul H. Klibanow, Dr. Normah Salleh-Barone and Nilda Soler to participate electronically and cast votes from their 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, but no public comments were submitted.

CONSENT AGENDA

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of the Minutes of the Regular Board Meeting of June 16, 2022. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2022-HACC- 20

**A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2022 PAYMENT
STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM**

Director of Rent Assistance Sheryl Seiling presented Resolution No. 2022-HACC-20. Ms. Seiling explained that the Housing Authority of Cook County (HACC) has been using Small Area Fair Market Rents (SAFMR) to set its payment standards for the Housing Choice Voucher (HCV) Program ever since it was selected to participate in the SAFMR Demonstration Program in 2012.

The SAFMRs are set at the zip code level and are based solely on gross rents paid by tenants in the open market. No other demographic or economic information is used in the calculation of the

SAFMRs. This process enables the HACC to utilize payment standards that more accurately reflect the rents requested by owners in areas of greater opportunity.

The HACC currently has 26 ranges of payment standards identified by zip codes, and is required to review its payment standards annually to determine if adjustments are needed, based on the new SAFMRs set by HUD. The payment standards set by the PHA must fall within the basic range of 90% - 110% of the HUD approved SAFMR, pursuant to 24 CFR Part 982.503(b).

The HACC typically sets its payment standards between 106% - 108% of the SAFMR. As such, changes in the SAFMR from year to year typically do not require the HACC to change the payment standards. In reviewing the changes, it was determined that minimal changes are required to ensure all payment standards fall within the basic range. Additionally, rental rates in suburban Cook County have risen in a short time, making it difficult for families to find affordable housing. Lack of available units and the higher rents contribute to this issue because the current payment standard falls outside the allowable basic range. The HACC will make all necessary changes and then adjust other payment standard ranges to account for current market conditions and to allow for rent increases for residents remaining in place.

Following a brief discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Polly Kuehl for approval of Resolution No. 2022-HACC-20. The motion carried with all "ayes."

RESOLUTION NO. 2022-HACC- 21

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LEASE AMENDMENT WITH 10 SOUTH LASALLE OWNER LLC

Chief of Staff Alesia Hushaw presented Resolution No. 2022-HACC-21. Ms. Hushaw explained that the HACC previously entered into a lease with 10 South LaSalle Owner LLC for 18,583 square

feet on the building's 22nd floor. After reviewing the design drawings of the new office space, it was subsequently determined that this space did not give the HACC any room for growth.

There was 4,291 square feet additional space available on the 22nd floor at 10 S. LaSalle Street that was not included in the original lease. It was determined that we needed this area for further growth and for the expansion of the high-density file room. By building out this area now, the HACC will have office area ready for future expansion with the cost included in the annual rent.

Following a brief discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022-HACC-21. The motion carried with all "ayes."

OTHER BUSINESS

Executive Director Richard Monocchio reported that the HACC is assisting the Office of Cook County Board President Toni Preckwinkle to help identify facilities to house the homeless. This project will be funded by the American Rescue Plan Act. Thirty-two million dollars has been set aside for this project.

Mr. Monocchio also reported Prairie State College is interested in building housing for homeless students and their families. More information about this will be available in the future.

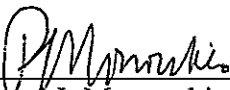
Alesia Hushaw reported that the HACC will be addressing the plumbing problem at the Summit Senior Housing building. The repairs will consist of drilling to reach the plumbing system's catch basin.

ADJOURNMENT

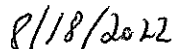
Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Polly Kuehl and seconded by Commissioner Eric L. Slaughter. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 2:52 p.m.

Respectfully submitted by:



Richard J. Monocchio
Executive Director



DATE