

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
October 20, 2022 at 2:05 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

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

HACC STAFF PRESENT

Richard Monocchio, Executive Director (participating via Zoom.us)
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
Jesse Silva, Development Associate (participating via Zoom.us)
Kevan Casson, Director of Human Services
Debbie Kyker, Executive Assistant
Marcus King, Director of Strategy and Communication
Darrick Shafer, Regional Manager North (participating via Zoom.us)
Chalone Liddell, Regional Manager South (participating via Zoom.us)
Diana Cornejo, Paralegal

OTHER ATTENDEES PRESENT:

Lauren Mack, Attorney at Law (participating via Zoom.us)

CALL TO ORDER

Chair Wendy Walker Williams called the October 20, 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 Vice Chair Polly Kuehl and Commissioner Dr. Normah Salleh-Barone were participating electronically from 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 Polly Kuehl 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 Saul H. Klibano to allow Polly Kuehl and Dr. Normah Salleh-Barone to participate electronically and cast votes from 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, 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 August 18, 2022 and the Minutes of the Board Executive Session Meeting of August 18, 2022. The motion carried with all "ayes."

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2022 – HACC – 25

A Resolution Setting the Regular Housing Authority Board of Commissioners Meeting Schedule for the Calendar Year 2023.

General Counsel Jon Duncan presented Resolution No. 2022 – HACC –25. Mr. Duncan explained that in order to make the more efficient use of the time of the Board of Commissioners, the HACC staff recommends adopting a regular bi-monthly public meeting schedule for 2023, with meetings to be held in February, April, June, August, October and December. A copy of the proposed schedule was attached to the resolution. Each Board Member made suggestions of what they believe works best.

Chair Wendy Walker Williams suggested that whenever there are more than 6 resolutions that the Board receive a summary of the Resolutions or call a Special Meeting the following month to discuss the additional Resolutions. Another suggestion was to allow questions from the Board before the meeting. General Counsel Jon Duncan noted that individual Commissioners could submit questions to the HACC staff in advance of the Board meetings, adding that Board discussions and deliberations about resolutions were required by the Illinois Open Meetings Act to take place in public session.

Following a discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow for approval of Resolution No. 2022 – HACC – 25. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 26

A Resolution Authorizing the Adoption of the 2023 Payment Standards for the Housing Choice Voucher Program.

Director of Rent Assistance Sheryl Seiling presented Resolution No. 2022 – HACC–26. Ms. Seiling explained that the HACC is required to review its payment standards annually based on the new Small Area Fair Market Rents (SAFMRs) set by HUD to determine whether an adjustment is needed.

It was determined that minimal changes are required to ensure that all payment standards fall within the basic range. Additionally, rental rates in suburban Cook County continue to rise, making it difficult for families to find affordable housing. Lack of available units and the higher rents contribute to this issue.

The new SAFMRs have increased approximately 10% for most zip codes, so an increase in payment standards is warranted. The HACC will make all required changes and then adjust the remaining payment standard ranges to account for current market conditions and to allow for rent increases for residents remaining in place. The new SAFMRs are effective October 1, 2022 and must be implemented within three (3) months. The effective date of the new payment standards will be January 1, 2023.

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–26. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 27

A Resolution Authorizing the Approval of Amendments to the Administrative Plan for the Housing Choice Voucher Program.

Director of Rent Assistance Sheryl Seiling presented Resolution No. 2022–HACC–27. Ms. Seiling explained that the HACC is seeking to amend its Administrative Plan in areas that relate to reducing rent burden for families, increasing opportunities for leasing, and reducing administrative burden.

Ms. Seiling noted that the HACC amended its Administrative Plan in 2017 to implement cost saving measures as a result of a funding shortfall. The amendments were necessary to avoid having to terminate families from the HCV Program due to insufficient funding. In order to avoid an offset in funding, the HACC can increase spending in the HCV Program. This will be accomplished through additional leasing of vouchers and amendments to the Administrative Plan. Families are issued vouchers based on their household composition and the HACC policy, but are able to choose housing that meets the needs of their family regardless of unit size and voucher size. An adjustment to the subsidy standards will reduce the rent burden for families who have leased units larger than the voucher size issued and can increase the rent to the owner.

Ms Seiling also explained that HUD has implemented special purpose voucher (SPV) programs, which made additional Housing Choice Vouchers available. The HACC has also received an award of additional mainstream vouchers to serve the disabled, and an award of Emergency Housing Vouchers to serve the homeless.

The HACC anticipates receiving an award of additional vouchers to serve homeless youth through the Fostering Youth to Independence Program and another award to serve those at risk of homelessness or those fleeing domestic violence through the Stability Housing Voucher (SHV) Program.

With the SPV programs, HUD requested Public Housing Authorities to amend their Administrative Plans in the areas of criminal background screening and portability. Some of the applicants for the SPVs have criminal backgrounds, which can result in the denial of assistance. Amending the criminal background screening to include only the HUD-mandated reasons will make more vulnerable families eligible for assistance.

Some of the applicants for the SPVs may not have a local support system. The Portability program can connect applicants with a support system in another location.

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–27. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 28

A Resolution Authorizing the Executive Director to enter into Negotiations and Subrecipient Agreement with the County of Cook and The Cook County Bureau of Economic Development Fund Broadband Expansion at HACC Properties.

Development Associate Jesse Silva presented Resolution No. 2022–HACC–28. Mr. Silva explained that the United States Department of the Treasury has granted \$1,000,372,385 in American Rescue Plan Act (ARPA) funds to Cook County. Cook County in turn has allocated approximately \$2,000,000 of these ARPA Funds to the Housing Authority of Cook County for the purpose of broadband expansion at 18 HACC properties. Adoption of this resolution will enable the upgrade of broadband internet connections.

Following a brief discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022– HACC–28. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 29

A Resolution Authorizing the Executive Director to enter into Negotiations and a Subrecipient Agreement with the County of Cook and the Cook County Bureau of Economic Development to Fund Water Pipe Replacement at the Vera Yates Homes and Richard Flowers Homes.

Director of Project Development Asif Rahman presented Resolution No. 2022 – HACC–29. Mr. Rahman explained that the water pipes at Vera Yates Homes and Richard Flowers Homes need to be replaced. Chief of Staff Alesia Hushaw added that the replacement of pipes will help reduce the cost of water being used.

Following a brief discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022– HACC–29. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 30

A Resolution Authorizing Payments 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. 2022– HACC–30. Mr. Becker explained that, in lieu of the Housing Authority of Cook County paying real estate taxes, the sum of \$355,306.00 will be paid to the Cook County Treasurer out of the Low-Income Public Housing Operating fund, divided among the various Asset Management Projects.

Following a brief discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022– HACC–30. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 31

A Resolution Authorizing the Executive Director to Acquire Real Property located in Chicago Heights.

Development Associate Jesse Silva presented Resolution No. 2022–HACC–31. Mr. Silva explained that the Housing Authority of Cook County is in the process of redeveloping the Sunrise Apartments and Daniel Bergen Homes family public housing properties in Chicago Heights, Illinois. Two small parcels of land which are not currently owned by the HACC are needed to accomplish this redevelopment. The first parcel will provide additional space for the construction of new housing across from the existing Sunrise Apartments site. The second parcel will provide off-street parking for residents of the Daniel Bergen Homes.

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–31. The motion carried with all “ayes.”

**COMMISSIONER SALLEH-BARONE’S SCHEDULE REQUIRED
HER TO LEAVE THE MEETING AT 3:08 P.M.**

A scheduling conflict required Commissioner Dr. Normah Salleh-Barone to leave the Board meeting following the adoption of Resolution No. 2022– HACC–31, at 3:08 p.m. The remaining Commissioners continued to constitute a quorum for the remainder of the Board meeting.

**EXECUTIVE DIRECTOR RICHARD MONOCCHIO TEMPORARILY LEFT THE
MEETING DURING THE BOARD’S CONSIDERATION OF RESOLUTIONS
PERTAINING THE OTTO VETERANS SQUARE PROJECT**

Executive Director Richard Monocchio previously was recused from any discussions of issues pertaining to the construction of the Otto Veterans Square project, which is the subject of Resolution Numbers 2022–HACC–32, 2022 – HACC–33, and 2022– HACC–34. Accordingly, he left the meeting and was not present while the Board considered Resolution Numbers 2022 – HACC–32, 2022 – HACC–33, and 2022 – HACC–34. Because Richard Monocchio is not a voting Board member, his recusal for these resolutions did not cause an absence of a quorum.

RESOLUTION NO. 2022 – HACC – 32

A Resolution Approving and Authorizing an Amendment to the Contract with Apex Construction Group, Inc., for the Construction of Otto Veterans Square.

Chief of Staff Alesia Hushaw presented Resolution No. 2022 – HACC– 32. Ms. Hushaw explained that the Resolution seeks approval of an amendment to contract 2021-100-049 with Apex

Construction Inc., for a revised not-to-exceed amount of \$22,244,521 for the construction of the Otto Veterans Square Project.

She explained that on November 18, 2021, the Board of Commissioners adopted Resolution No. 2021 - HACC-29, which authorized the award of the Otto Veterans Square construction project to what was then the lowest bidder. However, that bidder subsequently requested a price increase of over 1.5 million dollars, resulting in it no longer being the lowest bidder for the Otto Veterans Square construction project. All other bidders for this project were asked if they could extend their original bids for an additional 60 days. Only one of the original bidders, Apex Construction Group, Inc. (“Apex”), extended their original bid price for this time period. Apex will remain the lowest bidder even after this resolution to approve the requested price increase is adopted.

The HACC has presented the proposed price increase to the project’s lenders and investors, which have accepted the proposed increase and remain engaged in the project, despite the increased costs. In addition, Cook County has agreed to provide an additional \$450,000 in HOME funds to the project, for a total HOME loan amount of \$3,450,000, and IHDA has agreed to provide an additional \$325,000 in IHDA Trust Fund monies to the project, for a total Trust Fund loan amount of \$2,882,638. The remaining funding gap will be covered by an increase in the amount of HACC’s sponsor loan, now projected to be roughly \$305,966.

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 – 32. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 33

A Resolution Approving an Increase in the amount of Certain Loans to Finance Otto Veterans Square.

Chief of Staff Alesia Hushaw presented Resolution No. 2022–HACC–33. Ms. Hushaw explained the reasons for the increase in financing and the amendment to the construction contract with Apex Construction Group, Inc. that would increase the amount of the contract by \$900,000, resulting in an amended contract value of \$22,244,521.

Following a brief discussion, a motion was made by Commissioner Saul H. Klibanow and seconded by Commissioner Nilda Soler for approval of Resolution No. 2022–HACC–33. The motion carried with all “ayes.”

RESOLUTION NO. 2022 – HACC – 34

A Resolution Approving and Authorizing the Chief Financial Officer to deposit certain funds with Bank and Execute certain documents and Take Further Corporate Acton in Furtherance of the Financing of Otto Veterans Square.

Chief of Staff Alesia Hushaw presented Resolution No. 2022–HACC–34. Ms. Hushaw explained that the use of HACC funds to secure the Apex Letter of Credit and authorize the Chief Financial Officer to execute such documents and take such further corporate action as required in connection with the Apex LOC, was necessary in order to continue the transaction, subject to all applicable federal, state, local and regulatory guidelines.

Following a brief discussion, a motion was made by Commissioner Saul H. Klibanow and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2022–HACC–34. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR RICHARD MONOCCHIO REJOINED THE MEETING FOLLOWING THE BOARD’S CONSIDERATION OF RESOLUTIONS REGARDING THE OTTO VETERANS SQUARE PROJECT

After the Board’s adoption of Resolution No. 2022– HACC–34, Executive Director Richard Monocchio was contacted by telephone and was advised that the Board had concluded its consideration of Resolution Numbers 2022 – HACC–32, 2022 – HACC–33, and 2022– HACC–34 and was asked to return to the meeting. He then rejoined the meeting via Zoom.us.

OTHER BUSINESS

None.

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report.

EXECUTIVE DIRECTOR’S REPORT

Executive Director Richard Monocchio reported that he is currently attending a conference in Washington, D.C. and has met with the Federal Housing Finance Agency that oversees Freddie Mae and Freddie Mac to discuss options to continue with the Emerson Project during this time of higher interest rates. He added that recently the Treasury passed a Rule making it possible to borrow monies form ARPA as a loan. He confirmed the South Boulevard Project in Evanston is moving forward.

Mr. Monocchio went on to explain that Rental Assistance Demonstration Project (RAD) rents may increase higher than ever. This will be beneficial since the RAD Projects are underwater nationwide. Currently there are bills pending in Congress to address this because HUD recognizes RAD is underwater. There will be additional funds, between \$53 million and \$250 million, the Senate version being higher. Mr. Monocchio commits to doing an analysis to determine some options.

Mr. Monocchio also noted that the Housing Authority of Cook County received a National Award for the Emergency Rental Assistance Project.

HUMAN SERVICES REPORT

Director of Human Services Kevan Casson's Human Services Report for September and October 2022 was submitted in writing but was not delivered orally at the Board meeting. In addition to her written report, Ms. Casson discussed orally the recent Women's Resource Exposition.

She noted that the HACC and other community stakeholders held their first Women's Resource Exposition at the Willye B. White Center in Rogers Park on October 5, 2022. The event was a huge success, featuring over 60 vendors whose services included domestic violence survivor support, employment opportunities, educational information, voter registration. Over 370 participants attended (homeless, re-entering, or just looking for resources), along with several elected officials.

Ms. Casson also mentioned that the Robbins Park District is closed indefinitely due to pipes and leak problems. She is working on getting a van.

ADJOURNMENT

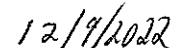
There being no further business for the Board's consideration, Chair Wendy Walker Williams requested a motion to adjourn the meeting of the Board, which was made by Commissioner Nilda Soler and seconded by Commissioner Saul H. Klibanow. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 3:55 p.m.

Respectfully submitted by:



Richard J. Monocchio
Executive Director



DATE