



# Housing Authority of Cook County

## 2022 Annual Report

### More than housing...

We provide individuals with the opportunity for growth through services that support, guide, and connect, strengthening the quality of life and enhancing communities across Cook County





# 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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# From the Desk of the Executive Director

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It is my pleasure to provide you with our 2022 Annual Plan.

The need for affordable housing opportunities for low-, moderate-, and middle-income households has never been greater. And the changing winds of the real estate market, impacted negatively by high interest rates and increased construction costs, has further exacerbated this problem. In Cook County alone, an additional 200,000 homes and apartments are needed just to meet current demand. And when additional housing is not built at the scale necessary, except for those at the highest income levels, rents increase further.



And when you add the effects of high inflation, housing affordability is even more precarious.

This is why we remain committed to adding to the housing supply. We expect to break ground on two new developments this year. And we continue to provide valuable project-based assistance to private developers who are building affordable housing throughout Cook County. Just as important, we are now providing tenant-based assistance to residents from the waiting list updated in 2021.

We are especially proud of having kept nearly 21,000 households in their homes and apartments by providing \$161 million through the Emergency Rental Assistance Program. This served as lifeline to those whose livelihoods were upended by the pandemic. As the report highlights, the Housing Authority touches many populations, including lower-income children and seniors, people with disabilities, those leaving the foster care system, and many more. The one thing that these groups have in common is, by and large, that their housing needs are not met by the private marketplace. Government assistance is a necessity. Still, only 1 in 4 Americans that need housing assistance actually receive it, due to a severe lack of resources.

There is no question that these are turbulent times for the housing market. This makes our mission even more challenging. But we remain steadfast in serving the needs of the 16,000 households we assist. And to the many more we will serve in the future.



# Board of Commissioners



## Wendy Walker Williams | Chair

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Wendy Walker Williams is the Executive Director of Community Partnerships with the University of Chicago Office of Civic Engagement. In this role, Wendy ensures community stakeholders are informed and engaged in UChicago's efforts to provide social and economic opportunities in neighboring South Side communities. Working closely with community leaders and elected officials, Wendy helps create and advance community engagement strategies that build and sustain strong partnerships and connect community stakeholders across the South Side to the University.

An advocate for affordable housing, Wendy has over 25 years of experience in nonprofit leadership, civic engagement, land use planning, and community development. Wendy is currently the Chairman of the Housing Authority of Cook County (HACC). She serves as Secretary and Trustee of the Du Sable Museum of Black History and Education Center, a Board of Directors of ACLU-IL Chicago Chapter member, and the South Chapter liaison to the board of the Independent Voters of Illinois Independent Precinct Organization (IVI-IPO.) Wendy is the mother of two teenagers, which keeps her extremely busy. She is active in many national and local civic organizations.



## Polly Kuehl | Vice Chair

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Polly Kuehl, CPM has served on the HACC Board of Directors since June 19, 2019. She has over 40 years of experience working in the fields of development and property management of affordable housing in both the non-profit and for-profit sectors. Currently, Ms. Kuehl is Executive Director of a non-profit development and preservation company that uses its funds to provide social services within its affordable housing properties. Ms. Kuehl has a BA in Social Work from University of Wisconsin and a Masters Degree in Public Administration from University of Minnesota Humphrey Institute. Having achieved a CPM from IREM, Ms. Kuehl was able to integrate social services, government programs and real estate into her overall philosophy of managing affordable housing.



## Nilda Soler | Commissioner

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It has been a privilege to be a Commissioner of the HACC since June 2014. This appointment has been the culmination of my commitment to public service as shown by my educational background, work experience and board service. I have a BA in sociology from Newcomb College, a masters in urban planning from the University of Illinois and a law degree from DePaul University, I have worked as Deputy Corporation Counsel for the City of Chicago, as a municipal lawyer for Ancel, Glink, Diamond and Murphy, P.C., and as a Community Planner for the U.S. Department of Housing and Urban Development and for the Illinois Department of Local Government Affairs(now Department of Commerce and Community Affairs), and finally, I have served as board member of the Illinois State Board of Education, the Hispanic Alliance for Career Enhancement and the Latino Institute. The HACC does an outstanding job in providing affordable housing for Cook County, maintaining its housing portfolio and providing social services to its residents. I hope to continue to serve this outstanding organization for many years to come.



## Dr. Normah Salleh-Barone | Commissioner

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Dr. Normah Salleh-Barone was appointed by Cook County to serve as one of the commissioners of Housing Authority of Cook County in 2020. She is currently the vice president of Student Development at Moraine Valley Community College (MVCC) and has been in this role since April, 2010. She earned her Ph.D. degree in educational administration and her Master's degree in education from the State University of New York at Buffalo (SUNY-Buffalo) and was a recipient of the David L. Clark National Graduate Student Award. She received her Bachelor's degree in education from Ohio University, Athens, Ohio. Dr. Salleh-Barone is a recipient of several awards: Phi Theta Kappa's Distinguished College Administrator Award (2016)); MVCC Innovation Award (2016); Vernon O. Crawley Leadership (2014); and National Institute for Staff and Organization Development Excellence Award (NISOD). She received these awards for exhibiting strong leadership qualities and personifying each college's core values.



## Elaine Kroll | Commissioner

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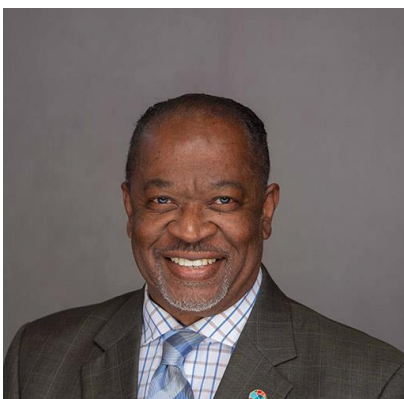
Elaine Kroll has been a resident of Summit Senior living for about eleven years. In 2020 she was appointed by Cook County to serve as the Resident Commissioner for the Housing Authority of Cook County. For many years Elaine worked in the insurance industry, focusing on home and auto insurance. In 2003 she was downsized from her company and got a job as a banquet waitress up until she was seventy-eight. Now she focuses on our lovely residents, ensuring they have ever-lasting experiences and memories. During her time as resident commissioner Elaine has coordinated various activities and events such as luncheons, raffles, holiday events, and her most recent event, a senior prom for her and the residents.



## Eric L. Slaughter | Commissioner

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My past careers have enabled me to expand on to opportunities to empower people I come in contact with, as a Cook County Housing Commissioner I have the opportunity to fulfill dreams of having a place to call home. I'm also the Board Treasurer for CEDA (Community and Economic Development Association) which also gives me the opportunity to empower a like community which in many ways mirror many of the things that we do at HACC. My current business is as the CEO of CIRE Group, Inc. which is my primary business of providing Medicare Insurance for those in the Medicare system, prior to that my background was in Corp. & Business Banking for over 20 years and lastly my time spent in the US Army. My hobbies are world travel, cycling, swimming & camping.



## Herb Porter | Commissioner

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Herb Porter is a 41-year resident of Hanover Park, a two term Trustee and the Deputy Mayor of the Village. While working in upper management in Corporate America for various Fortune 500 companies. Herb has always had a heart for service. His past involvements include pastoring St.Charles Assembly of God Church and New Testament Christian Center on the south side of Chicago. This work focused on service to young men breaking drug addiction and street gang activities. Herb serves the Village as a member of the Liquor Committee, the Special Event Committee, Alignment for Collaborative Education Governing Board, the CEDA Governing Board, Housing Authority of Cook County Board of Commissioners, the North West Mayor's Council's Legislative committee and the DuPage NAACP Executive Board.



# Emergency Rental Assistance

The economic upheaval caused by COVID -19 impacted the entire country. But those most affected were low- and moderate-income households.

Two of the best programs that came out of the Cares Act and the American Rescue Plan assisted households in paying their mortgage and rent.

All told, HACC expended nearly \$12M to lenders and over \$150M to landlords to keep over 20,000 households safely housed. The program paid arrearages that mounted because people lost their jobs, got sick, or were required to take care of children or other loved ones.

“In all my time in government, this was one of the most impactful federal programs I have seen,” said HACC Executive Director Richard Monocchio. “The stress created by the pandemic demanded an overwhelming federal response to keep people housed. We were proud to implement this program, and especially heartened by the fact that Cook County was able to get money to people quicker than any other jurisdiction in the country.”

On average people whose livelihood was upended by the pandemic received \$8,150 in rent or mortgage assistance.



# Expanding and Preserving Access to Affordable Housing



## Ann Rainey Apartments

Located at 1011 Howard Street in Evanston, the Ann Rainey Apartments serve seniors age 62 and older.



## Mustacchi Manor

Located at 1011 Howard Street in Evanston, the Ann Rainey Apartments serve seniors age 62 and older.



## Torrence Place

Located at 2320 Thornton-Lansing Road in Lansing, Torrence Place serves people with disabilities.



## Union Avenue Apartments

Located at 14205 Union Avenue in Orland Park, the Union Avenue Apartments serve people with disabilities.

## Freedom's Path III

Located on the campus of the Edward Hines, Jr. VA Hospital, Freedom's Path III serves homeless veterans.



# A Spectrum of Services for Residents

## Women's Resource Expo

The Housing Authority of Cook County, in collaboration with many other community stakeholders, hosted our first-ever women's resource expo. This event is a one-stop shop for homeless women or women facing homelessness, women who have been victimized by domestic abuse, and women who previously were incarcerated. We took a proactive stance to remove the barriers that prevent these women from leading productive lives. This event occurred on October 5, 2022, at White (Willye B.) Park, located at 1610 W Howard St, Chicago, IL 60626.

The women's resource expo provided many resources to our constituents and other marginalized groups. The resources were inclusive of the following: counseling, transportation, food, clothing, shelter, child support services, primary health care referrals, screening for blood pressure, vision, veterans' information, employment services, education/training services, and a variety of other social service agencies. Numerous faith-based organizations were present as well. There were 62 vendors present, and we were able to assist over 350 individuals throughout the day. Special thanks to Executive Director Richard Monocchio for his vision and leadership regarding bringing this event to Cook County.

## Holiday Giveaways

This holiday season, HACC worked with Cradles to Crayons to distribute an awesome variety of items to residents at Vera Yates Homes, Sunrise/Bergen Apartments, and Richard Flowers Community Housing. At our first annual Holiday Giveaway, HACC distributed: 1,500 books, 350 school supply packs, 500 clothing outfit packs, 400 winter accessory sets, 300 baby & adult hygiene kits, and 625 winter coats.





# Forest Preserve Experience

The Forest Preserve Experience is a five-week program that engages HACC high school-age youth and young adults in a paid opportunity for hands-on conservation work and education. In 2022, its sixth year, HACC continued to work with Friends of the Forest Preserves to provide over 100 teens and young adults with summer employment opportunities—Their largest cohort yet!

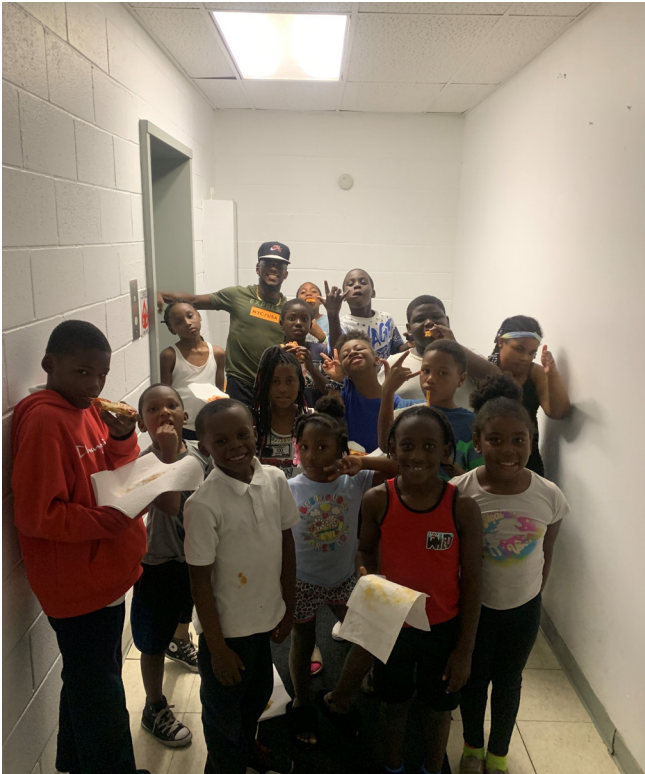
Participants had the opportunity to earn money while learning about conservation, clearing harmful undergrowth from our Forest Preserves, and participating in team-building activities. This year, FPE crews visited Moraine Valley Community College to learn more about their future career and educational opportunities, traveled to the Indiana Dunes, canoed the Des Plaines River, and so much more. HACC is proud to support such a unique and meaningful program that benefits so many of our residents.





# After School at Richard Flowers

Fun at Flowers, HACC's signature After School program, is now in its second year at Richard Flowers Community Housing. The program provides homework help, enrichment activities, and a healthy snack for about 18 students in grades 1-8 living at RFCH. Our Youth Coordinators work together to identify and address individual needs, provide social and academic support, serve as trusted mentors to the kids, and put together fun holiday events and special activities. Some of our favorites for this school year include our Pajama Day, visits to William Leonard Public Library, time spent at the Robbins Community Center, and Halloween pumpkin painting. We are excited to continue working with our Richard Flowers families and the Robbins community to serve our youth.



## Summer Camps

For the second summer in a row, HACC was able to work in tandem with local Park Districts and other community organizations across the County to provide summer camp opportunities for over 100 school-age youth (ages 6-14). The Housing Authority was also pleased to work with Adults Active in Youth Development for the second time to send over 30 youth to their renowned STEM Camp, held at the Dixmoor Community Center. About 70 Summer Fun Scholarships were awarded to youth attending Hazel Crest, Streamwood, Robbins, Markham, or Lan-Oak Park Districts' summer camps. Each camp gave our youth the opportunity to make new friends, travel to new places, and experience things they haven't before, and we are looking forward to another great summer in 2023.

# Opportunity Fund

Education is the key to economic mobility, and HACC is committed to supporting residents who are seeking their degrees/certificates at Cook County community colleges. Now in its second year, the Opportunity Fund is a barrier-reduction scholarship that aims to assist these residents with some of the costs associated with attending college. HACC residents who are currently enrolled in one of the County's eight suburban community colleges are eligible for up to \$500 per semester in assistance for transportation, childcare costs, and laptops. The Fund served about 50 students this year, most who are non-traditional.

## 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. 172 families are currently participating in the program. In 2022, 32 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. 8 families purchased homes this year.

## Our Success Stories

Hello, my name is Arlene and I have been on Section 8 for many years renting so I decided that I was tired of helping landlords pay their mortgages with my help, so I decided to go through the homeownership program and trust me this was the best decision I have made I am now a Proud home owner it is not as hard as you think and not so expensive I started saving, getting my credit in order eliminated extra unnecessary spending and it is worth it I have a beautiful home now, my mortgage is less then some pay in rent. I advise anyone to go for it - **Arlene J.**



Two of the most positive experiences with the program I had was becoming a homeowner and being taught the knowledge I needed to know as a homeowner. Also, money/spending management with the program guidelines in place I learned to set my priorities first in making sure my bills were paid on my time before my desires of materialistic things. - **Jenetta B.**

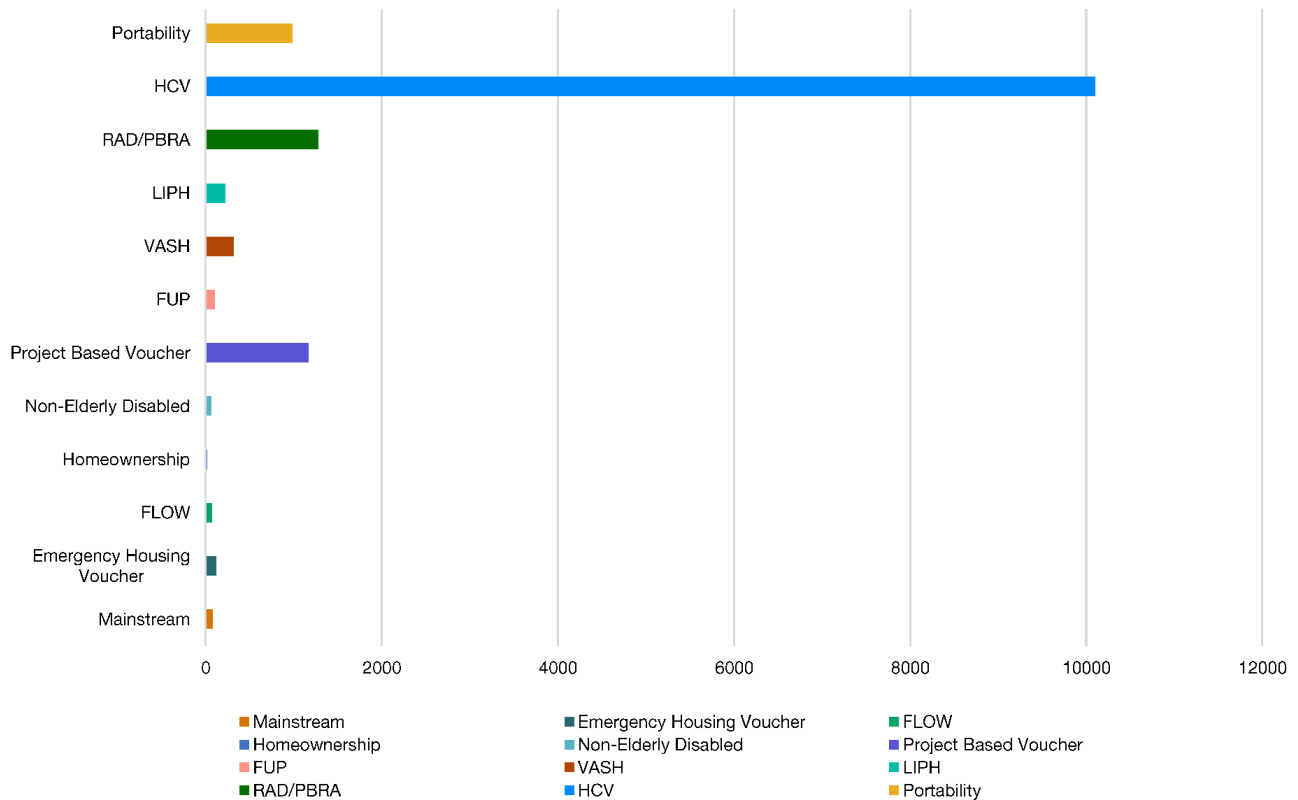


The homeownership program is a great program for individuals like myself who wants to own property and have something to pass down to my kids. I went through the process quick but that's because I was focus and determined. I worked with an amazing team, from the realtors to my caseworker. I'm so happy that I took a leap of faith and joined the homeownership program. - **Brittany H.**

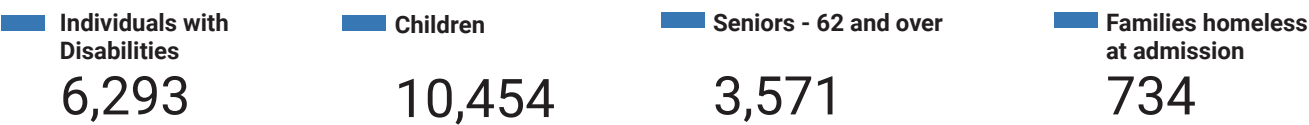




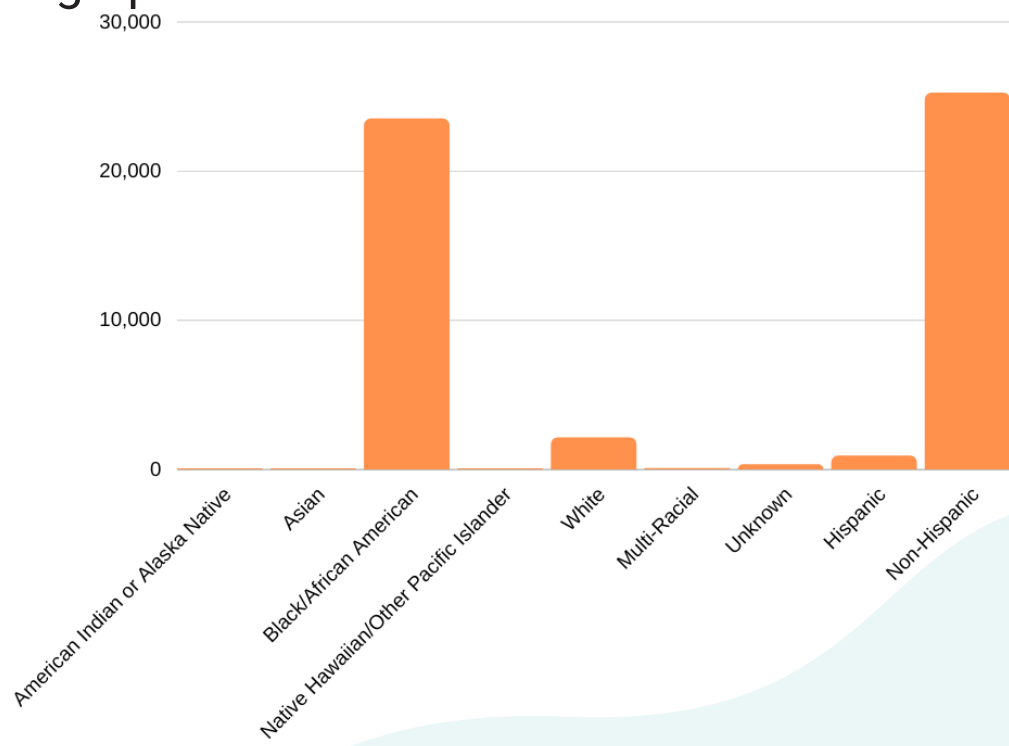
# HACC at a Glance



## Vulnerable Populations



## Demographics



# Financial Report

SOURCES	REVENUE
Housing Choice Voucher and related grants	\$156,675,491
Other revenues	\$34,131,097
Other grants	\$149,587,360
Tenant rents	\$5,806,341
Fee revenue	\$231,736
Fraud recovery	\$156,442
Investment income—unrestricted	\$21,915
<b>Total</b>	<b>\$342,610,382</b>

EXPENSES	COST
Housing Assistance Payments	\$267,309,753
Portability	\$14,456,630
Salaries & Benefits	\$15,150,059
Administrative	\$9,329,447
Depreciation	\$7,422,412
Other expenses	\$1,071,478
General, maintenance, operations	\$3,046,031
Tenant services	\$1,070,411
Utilities	\$1,795,699
Interest expense and amortization cost	\$3,001,243
Insurance premiums	\$1,430,439
Protective services	\$205,997
<b>Total</b>	<b>\$325,289,599</b>



# Property Demographics

LIPH AND MULTIFAMILY - SOUTH REGION	RESIDENTS
Richard Flowers Community Housing LLC - Robbins	256
Sunrise Apartments Chicago Heights	181
Vera Yates Homes LLC - Ford Heights	367
South Suburban Senior Living LLC - Robbins & Harvey	209
Southern County Community Housing LLC - Chicago Heights & Park Forest	236
Summit Senior Building Phase I - Summit	61
Riverdale Senior Housing - Riverdale	38
Summit Senior Villas - Summit	3
<b>TOTAL</b>	<b>1,351</b>

LIPH AND MULTIFAMILY - NORTH REGION	RESIDENTS
Cook County Suburban Redevelopment LLC - Niles & Wheeling	259
North Suburban Housing LLC - Skokie & Arlington Heights	260
Evanston Senior Redevelopment LLC - Evanston	198
Walchirk Scattered - Evanston	31
Perlman Scattered - Evanston	45
Wheeling Scattered - Wheeling	16
<b>TOTAL</b>	<b>809</b>

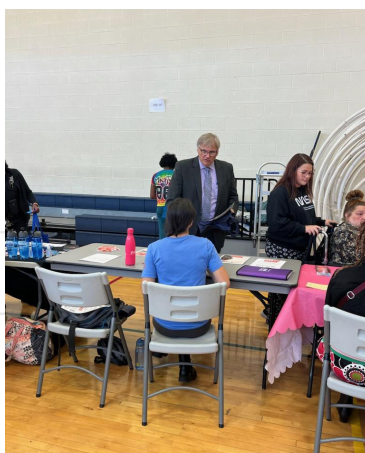
HOUSING CHOICE VOUCHER	RESIDENTS
Emergency Housing Voucher	255
Housing Choice Voucher	25,434
Flexibility Livability Outcomes & Wellness	115
Family Unification Program- Family	256
Family Unification Program- Youth	38
Mainstream Voucher Program	121
Portability Property	3,112
VASH	456
<b>TOTAL</b>	<b>29,787</b>

## PROJECT BASED VOUCHER

Moorings in Roselle	39
Williams Reserve Palatine	107
Access West Cook	43
Axley Place	12
Barrington Horizon	10
Carriage Creek	24
Country Club Hills Wellness Center	109
Conrad Apartments	12
Cleland Place	3
Emerson Square Apartments	14
Forest Oaks Senior Apartments	16
Freedoms Path Phase II	71
Freedom's Path	67
Franklin Tower	125
The Grove Apartments	5
Greenleaf Manor	15
Heinrich House	71
Housing Opportunities Development Corp	50
Heart's Place	19
IFF	10
Kimball Court	15
Kenzie Senior Residences	20
Myers Place	31
Mount Prospect Horizon	24
Midtown Crossing	31
Meadowview Apartments	40
Odgen Avenue Supportive Housing	20
Popular Creek	24
Philhaven	57
Parkview Apartments	19
Riverdale PBV	19
A Safe Haven Veteran Village	21
Senior Suites of Bellwood	20
Summit PBV	18
Spruce Village	36
Southwick Apartments	39
Thorncreek Senior Living	19
Thomas Place	33
Village Park	62
Whistler Crossing	70
Wisdom Village	14
Wisdom Village of Northlake	53
YWCA Evanston/North Shore	19
<b>Total</b>	<b>1,526</b>

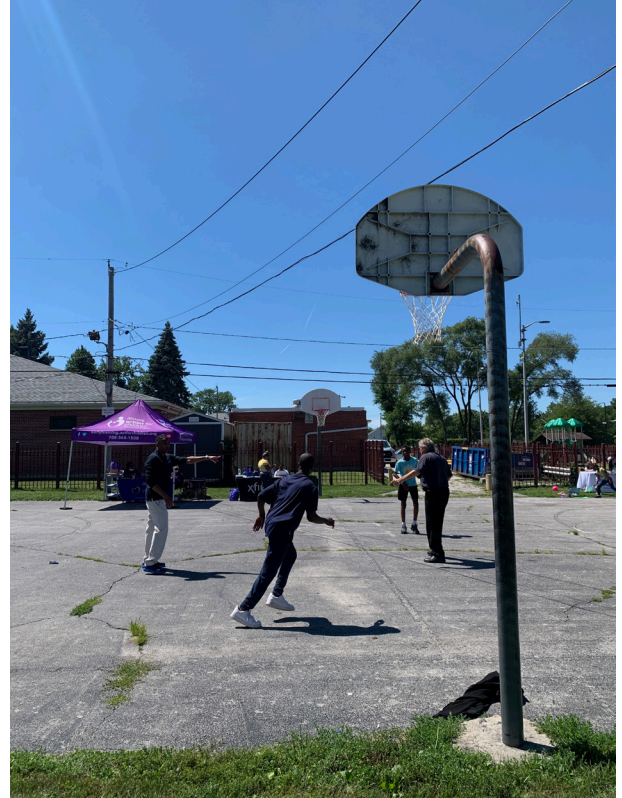


# Community Snapshots





# Community Snapshots





# Community Snapshots



# Housing Authority of Cook County

## 2022

### Get In Touch

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