

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY
April 13, 2023 at 2:05 p.m.**

ROLL CALL

COMMISSIONERS PRESENT

Wendy Walker Williams, Chair (via Zoom.us)
Polly Kuehl, Vice Chair (via Zoom.us)
Nilda Soler, Commissioner
Elaine Kroll, Commissioner
Eric L. Slaughter, Commissioner
Herb Porter, Commissioner
Norma Selleh-Barone, 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 (via Zoom.us)
Deborah O'Donnell, Procurement Manager (via Zoom.us)
Jon Duncan, General Counsel
Jesse Silva, Development Associate (via Zoom.us)
Kevan Casson, Director of Human Services
Debbie Kyker, Executive Assistant
Darrick Shafer, Regional Manager North (via Zoom.us)
Chalone Liddell, Regional Manager South (via Zoom.us)
Maria Reyes-Collins, Quality Control Manager for LIPH/RAD/LIHTCs (via Zoom.us)
Diana Cornejo, Paralegal

OTHER ATTENDEES PRESENT:

Jessica Poirier re Carefree Development (via Zoom.us)
Phil Moeller re Carefree Development (via Zoom.us)
Hume An from Lincoln Avenue Capitol (via Zoom.us)
Richard Koenig from HODC (via Zoom.us)

CALL TO ORDER

Chair Wendy Walker Williams called the April 13, 2023 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:05 p.m.

PUBLIC COMMENTS

Chair Wendy Walker Williams opened the floor for public comments.

No public comments were submitted.

CONSENT AGENDA

A motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of the consent agenda, which included approval of the Minutes of the Regular Board Meeting and the minutes of the Executive Session of February 9, 2023. The motion carried with all “ayes.”

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2023 – HACC – 12

A Resolution Revising the Board of Commissioners Regular Meeting Schedule for the Calendar Year 2023

Chair Wendy Walker Williams explained that the proposed schedule of meetings of the Board of Commissioners remaining meetings in 2023 will be held at the Housing Authority of Cook County’s new central office at 10 S. LaSalle Street, Suite 2200 in Chicago.

Chief of Staff Alesia Hushaw stated that the move to the new location is coming along as planned and that the Information Technology Team is working on the necessary changes. The move is scheduled for May 19, 2023.

Following a discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Dr. Normah Salleh-Barone for approval of Resolution No. 2023 – HACC – 12. The motion carried with all “ayes.”

RESOLUTION NO. 2023 – HACC – 13

A Resolution Authorizing the Executive Director to Award Eighteen Project Based Vouchers to Turnstone Development for a Multifamily Development in Hillside, IL

Executive Director Richard Monocchio recused himself from consideration of this resolution, and

he left the meeting room while the Board considered the resolution.

Procurement Manager Deborah O'Donnell presented Resolution No. 2023 – HACC – 13. Ms. O'Donnell explained that Hillside Senior Apartments is a new construction 5-story elevator building located on the southwest corner of Ridge and Taft Avenue. The property will be comprised of 38 one-bedroom and 10 two-bedroom apartments.

The approximately 55,500 square foot new construction building will house 48 residential rental units. One-bedroom units will be 675 square feet and two-bedroom units will be 900 square feet. There will also be 52 parking spaces.

Amenities will include a community room with a kitchen, an outdoor terrace tenant lounge area with internet access, an exercise room, secure entry, onsite property management/maintenance and indoor bicycle storage. Common area laundry will be available on each floor. The site will feature a sidewalk network connected to the Village infrastructure to facilitate pedestrian connectivity with the surrounding neighborhood.

All units will be designed in accordance with Universal Design principles and have accessible entrances. At least 10% of units will be designed as fully accessible or adaptable.

Director of Rent Assistance Sheryl Seiling stated the Hillside Senior Apartments construction project will begin this summer and is expected to be complete by next year, 2024. She also stated that historically it has been easier to occupy 1-bedroom units as opposed to 2-bedroom units when housing seniors.

Following a discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Dr. Normah Salleh-Barone for approval of Resolution No. 2023 – HACC – 13. The motion carried with all “ayes.”

After the Board completed consideration of the Resolution, Executive Director Richard Monocchio returned to the board meeting.

RESOLUTION NO. 2023 – HACC – 14

A Resolution Authorizing the Executive Director to Award Twelve Project-Based Vouchers to Housing Opportunity Development Corporation for Poupard Place, a Multifamily Development in Northbrook, IL

Executive Director Richard Monocchio spoke on the issue of unreasonably denied Project-Based Voucher (PBV) applications, noting that his comments were general and were not directed toward Housing Opportunity Development Corporation. Mr. Monocchio plans to make changes to the contract to avoid this from happening to future applicants and to closely monitor the PBV screening process.

Director of Rent Assistance Sheryl Seiling explained the waiting list process and how the Lease

Up Briefing is conducted together with the property manager and applicants of the building. She also explained that each Public Housing building has its own wait list.

Richard Koenig of Housing Opportunity Development Corporation (HODC) gave a PowerPoint presentation over Zoom.us in support of Resolution No. 2023 – HACC – 14. Mr. Koenig explained the HODC is a community-based non-profit affordable housing developer that has been in business for almost 40 years.

Poupard Place is a new construction family development. Twenty-four units will be reserved for persons with disabilities and families with disabled children, including 8 permanent supportive housing units set aside for extremely low-income persons with a disability. The project will be financed primarily by Low Income Housing Tax Credits and Cook County HOME funds. HODC will own and manage the project upon completion.

The new building will be energy efficient, gas only, in 4 stories with 48 units, including a mix of 19 one-bedroom, 17 two-bedroom, and 12 three-bedroom units.

Amenities will include a community room, a convenient on-site management office, a common laundry room, security cameras, and tenant storage. Outside there will be a play area and the site is connected to a walking path with about 60 parking spaces.

HODC is requesting 12 PBVs, the breakdown of the request is 3 for 1-bedroom, 6 for 2-bedroom and 3 for 3-bedroom.

Following a discussion, a motion was made by Commissioner Dr. Normah Salleh-Barone and seconded by Commissioner Nilda Soler for approval of Resolution No. 2023 – HACC – 14. The motion carried with all “ayes.”

RESOLUTION NO. 2023 – HACC – 15

A Resolution Authorizing the Executive Director to Award Fourteen Project-Based Vouchers to Carefree Development, LLC for Carefree Village, a Multifamily Development in Oak Forest, IL

Jessica Poirier re from Carefree Development gave a PowerPoint presentation in support of Resolution No. 2023 – HACC – 15. Ms. Poirier explained that Carefree Village will be located at 4758 W. 151st Street in Oak Forest. The proposed project includes 55 units reserved for households with at least one member who is 55 years of age or older. Carefree is requesting 14 Project-Based Vouchers of which 12 units will be for one-bedroom apartments and 2 units will be for two-bedroom apartments.

The proposed facility is to be comprised of a three-story structure containing forty-two one bedroom/one bath units and thirteen two bedroom/one and a half-bath units, for a total of fifty-five apartments. The project’s residential common areas will include a spacious lobby, a community area, a meeting/party room, a health center, several lounges, and libraries. The building design includes fifty ground floor covered parking spaces and seven open parking spaces.

The building has been designed to accommodate the physical needs of a senior clientele with a concept plan that will bundle a variety of senior-oriented services to include onsite management and maintenance, an afterhours service line, free continental breakfast, grocery delivery, pharmacy delivery, monthly newsletters, a wellness program, organized activities, and an optional meal program.

Following a discussion, a motion was made by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler for approval of Resolution No. 2023 – HACC – 15. The motion carried with all “ayes.”

RESOLUTION NO. 2023 – HACC – 16

A Resolution Approving the Submission of a Demolition/Disposition Application as an Amendment to the Existing Disposition Application to the U.S. Department of Housing and Urban Development’s Special Applications Center for the Four-Unit Scattered Site Property on South Boulevard in Evanston, IL

Executive Director Richard Monocchio presented Resolution No. 2023 – HACC – 16. Mr. Monocchio explained that the HACC, in conjunction with the City of Evanston, has identified the scattered site at 508-514 South Boulevard, Evanston, for redevelopment. A redevelopment plan for that site was previously approved by the HACC Board of Commissioners as resolution 2022-HACC-23. This redevelopment plan includes one-for-one on-site replacement of the existing four public housing units there. As requested by HUD, the Resolution is to formally approve the submission of an amendment to the application for the demolition of the four existing units.

Following a discussion, a motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2023 – HACC – 16. The motion carried with all “ayes.”

RESOLUTION NO. 2023 – HACC – 17

A Resolution Authorizing the Executive Director to Award Fifty-Six Project-Based Vouchers to Lincoln Avenue Capital Management, LLC for Plum Farms, a Multifamily Development in Hoffman Estates, IL

Hume An from Lincoln Avenue Capitol gave a PowerPoint presentation in support of Resolution No. 2023 – HACC – 17. Mr. An explained that Lincoln Avenue Capital Management, LLC (LAC) was founded in 2016. He said that with over six years of experience developing and operating affordable housing, LAC now serves more than 50,000 residents, in over 21,000 units, across 117 properties in 22 states.

Plum Farm is a new construction family development with the site located at Old Sutton Road and West of Higgins Road, Hoffman Estates, IL. The proposed design includes a mix of two and three-bedroom units contained within three three-story apartment buildings.

These buildings will include various amenities and services that will keep residents active, including a fitness room and a community room for resident events. All units will feature universal design features, an energy efficient design and a comprehensive list of modern unit amenities. The site will have sufficient parking for both the residents and guests.

LAC is requesting fifty-six PBVs, the breakdown of the request is eight PBV for 2-bedroom units, and forty-eight PBVs for 3-bedroom units.

Following a discussion, a motion was made by Commissioner Dr. Normah Salleh-Barone and seconded by Commissioner Eric L. Slaughter for approval of Resolution No. 2023 – HACC – 17. The motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

Executive Director Richard Monocchio discussed his recent trip to Washington D.C. where he was asked to speak on the topic of housing discrimination to the Council of Large Housing Authorities.

Mr. Monocchio also informed the Board of the recent funding request to U.S. Senators and Congress in the range of \$1.6 million each. If approved, the funding will be used to complete unfinished projects.

Mr. Monocchio informed the Board of two upcoming events. The first is the recognition of the Behavioral Health initiative and the second is the groundbreaking for Veteran Housing in Chicago Heights.

Commissioner Herb Porter asked whether a Request for Proposal (RFP) is used when soliciting developers? Mr. Monocchio answered “yes.” Mr. Porter also asked whether minority groups are considered when doing business with HACC? Procurement Manager Deborah O’Donnell answered “yes” and explained the RFP and minority contracting process.

Chair Wendy Walker Williams, who participated via Zoom.us, excused herself from the Board Meeting at 3:09 p.m. due to a scheduling conflict, and Vice Chair Polly Kuehl took the Chair.

HUMAN SERVICES REPORT

Director of Human Services Kevan Casson reported on the HACC’s Human Services Programs and Updates for February and March 2023.

Turlington Health Resource Fair

The Family Christian Health Center hosted a Health Resource Fair at Turlington West in February. The event included over 15 vendors covering a range of issues, including benefits information, nutrition education, and reduced-cost phone and internet services. Residents were offered a collection of health tests, including HIV, kidney disease, blood pressure, and diabetes screening.

Opportunity Fund

After months of outreach, coordination, and award distribution, HACC wrapped up our 4th semester of the HACC's Opportunity Fund. This semester, the Fund served 21 Cook County community college students from a range of schools in the North, West, and South suburbs. Most awardees were first-time applicants and received gas cards to offset commuting costs.

NAHRO Award of Excellence

For the second year in a row, the HACC's Opportunity Fund for College Students was recognized by the National Association of Housing and Redevelopment Officials (NAHRO) at its annual Washington, D.C. conference. The purpose of NAHRO's Award of Excellence is to "recognize outstanding innovation and achievement in housing and community development programs throughout the country". Just 11 Award of Merit 2022 programs are chosen out of a pool of 24 to receive this honor.

ARPA Behavioral Health Initiative

Last year, HACC received grant funds through the American Rescue Plan Act, part of which is being used to employ behavioral Health Care Coordinators at each of our 16 properties. The initiative's chosen service providers, Impact Behavioral Health and Grand Prairie Services, have spent the past few months touring buildings, speaking to Property Managers, and hiring staff. The HACC has also hired a Program Manager, Erica Campbell, for this project, who has been working with each provider and property staff to build a strong, cohesive program. The ribbon cutting event will take place on April 26th at Armond King Apartments.

Top Box Food Programs

Over the past few months, Top Box Foods has been administering two revolutionary programs which address food insecurity among our residents while promoting self-sufficiency. The Winter Free Food Program, available to residents of Richard Flowers and Edward Brown, will offer participants the opportunity to build their own food boxes free of cost. Boxes are delivered to residents on a bi-weekly basis. When the program ends, residents will be familiar with the ordering process, and will be more likely to order Top Box boxes with their LINK cards. The second program, Building Healthier Communities, is available to all HACC residents, including HCV. Top Box staff members have been visiting properties, building a social media marketing schedule, and sending out mailers to draw attention to their low-cost fresh food delivery services. They have included a discount code just for HACC residents, and recipes with the intention of reducing food waste by teaching residents how to use their new produce.

FINANCIAL REPORT

Chief Financial Officer Karl Becker presented the Financial Report.

ADJOURNMENT

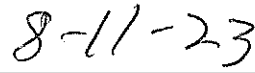
There being no further business for the Board's consideration, Vice Chair Polly Kuehl requested a motion to adjourn the meeting of the Board, which was made by Commissioner Dr. Normah Salleh-Barone and seconded by Commissioner Eric L. Slaughter. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 3:40 p.m.

Respectfully submitted by:



Jon A. Duncan
Temporary Executive Director and General Counsel



Date