

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY  
February 9, 2023 at 2:07 p.m.**

**ROLL CALL**

**COMMISSIONERS PRESENT**

Wendy Walker Williams, Chair  
Polly Kuehl, Vice Chair  
Nilda Soler, Commissioner  
Elaine Kroll, Commissioner  
Eric L. Slaughter, Commissioner  
Herb Porter, Commissioner

**COMMISSIONER NOT PRESENT**

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 (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)  
Reyes-Collins, Maria (participating via Zoom.us)  
Diana Cornejo, Paralegal  
Ernest Lofton, Director of Information Technology

**OTHER ATTENDEES PRESENT:**

Gerard Eagles, Executive Director of Garden Center Services

Christy Swanson, Brush Hill  
Tim Moore, Grand Prairie Services (participating via Zoom.us)  
Sharronne Ward, Grand Prairie Services (participating via Zoom.us)  
Anila Kanji (participating via Zoom.us)  
Larise Gross (participating via Zoom.us)  
Hume An, Lincoln Avenue Capital (participating via Zoom.us)  
Anne Kearns, Brush Hill (participating via Zoom.us)  
Gus van den Brink, Sertoma Centre, Inc (participating via Zoom.us)  
Christopher Knoper, Impact Behavioral Health Partners (participating via Zoom.us)  
Lauren Warsaw, Impact Behavioral Health Partners (participating via Zoom.us)  
Mary Ann Kearns, Impact Behavioral Health Partners (participating via Zoom.us)  
Vince Heneghan, Impact Behavioral Health Partners (participating via Zoom.us)  
Patti Capouch, Executive Director, Impact Behavioral (participating via Zoom.us)

### **CALL TO ORDER**

Chair Wendy Walker Williams called the February 9, 2023 meeting of the Board of Commissioners of the Housing Authority of Cook County to order at approximately 2:07 p.m.

### **PUBLIC COMMENTS**

Chair Wendy Walker Williams opened the floor for public comments. Commissioner Elaine Kroll stated that the residents of the Summit Senior building recently had a celebration “Prom,” and that everyone in attendance had a good time.

No other public comments were submitted.

### **CONSENT AGENDA**

A motion was made by Commissioner Nilda Soler and seconded by Commissioner Eric L. Slaughter for approval of the consent agenda, which included approval of the Minutes of the Regular Board Meeting of December 8, 2022 and the Special Board Meeting of January 12, 2023. The motion carried with all “ayes.”

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2023– HACC–04**

A Resolution Adopting the Housing Authority of Cook County (HACC) Operating Budget for the Fiscal Year 2024 ending March 31, 2024

Chief Financial Officer Karl Becker presented Resolution No. 2023 – HACC–04. Mr. Becker explained that the Operating Budget projections for Fiscal Year 2024 were developed based on the Agency’s planned expenditures level and other contingencies. All of the Directors of the major programs and Managers were involved with the development of their operating and maintenance of property budgets. All departmental Directors were responsible for preparing their operational needs for the Central Office, Low Income Public Housing and Housing Choice Voucher Program budget projections. The HACC’s Fiscal Year 2024 ending March 31, 2024 budget is \$22,755,457.

Following a discussion, a motion was made by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler for approval of Resolution No. 2023 – HACC–04. The motion carried with all “ayes.”

### **RESOLUTION NO. 2023 – HACC –05**

A Resolution Authorizing the Executive Director to Award Six (6) Project Based Vouchers to Impact Behavioral Health Partners for 8218 Laramie, a Permanent Supportive Housing Development in Skokie, Illinois

Executive Director Richard Monocchio presented Resolution No. 2023 – HACC–05. Mr. Monocchio explained that the HACC has two primary objectives: producing the highest quality rental housing units for low-income families within diverse and healthy communities, and promoting stabilization and revitalization of communities located in suburban Cook County.

Vince Heneghan, Director of Operations of Impact Behavioral Health Partners (“Impact”), explained the work that will be done to 8218 Laramie, if it is approved by IHDA, includes converting one of the units into a fully ASA accessible unit, electrification of the entire building in order to make it a zero-emission building, upgrades to the kitchens and bathrooms of each unit, upgrading the plumbing and electrical systems, upgrading the HVAC systems for full central air conditioning and unit-specific heating, and making significant upgrades to the interior and exterior common areas. Impact is requesting six (6) PBVs, which is 100% of the total units at 8218 Laramie. The breakdown of the request is six (6) PBV for 1-bedroom units designated for 30% of Area Median Income.

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

## **RESOLUTION NO. 2023 – HACC –06**

A Resolution Authorizing the Executive Director to Enter into Contracts with Grand Prairie Services and Impact Behavioral Health Partners to provide Care Coordinators at Housing Authority properties

Executive Director Richard Monocchio presented Resolution No. 2023–HACC–06. Mr. Monocchio explained that the U.S. Department of Treasury has been authorized to grant American Rescue Plan Act (“ARPA”) funds to eligible entities to address the negative health and economic impacts of the COVID-19 Pandemic on communities nationwide.

The County of Cook qualifies as an eligible unit of local government under ARPA, and the Treasury Department has granted \$1,000,372,385 in funds to the County. The County has allocated approximately \$5,788,507 of the ARPA Funds for the purpose of establishing Care Coordinators at HACC Properties.

A Bid Evaluation Committee came to a consensus that Grand Prairie Services and Impact Behavioral Health Partners should be awarded contracts to provide Care Coordinators to the Housing Authority properties. Impact Behavioral Health Partners was selected to work with the HACC’s North Region properties and Grand Prairie Services was selected to work with the HACC’s South Region.

Sharronne Ward of Grand Prairie Services described the services that it currently offers, its previous accomplishments and its service plan for the HACC’s South Region residents.

Christopher Knoper, Director of Participant Services of Impact Behavioral Health Partners, similarly described its services, accomplishments and service plan for the North Region.

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

## **RESOLUTION NO. 2023 – HACC-07**

Resolution Authorizing the Executive Director to Award Sixteen (16) Project Based Vouchers to Sertoma Centre, Inc., for the Development of Hamlin Avenue Apartments, a Permanent Supportive Housing Development in Alsip, Illinois

Gus van den Brink, Executive Director of Sertoma Centre, Inc., gave a PowerPoint presentation over Zoom.us in support of Resolution No. 2023 – HACC.–07. Mr. van den Brink explained that Sertoma Centre, Inc. (“Sertoma”) is a non-for-profit corporation which has been providing services for persons with developmental and/or intellectual disabilities since 1971. Sertoma has grown to include 287 staff members. It has 10 Community Integrated Living Arrangement homes, and two Permanent Supportive Housing apartments in Homewood and Orland Park. Sertoma serves approximately 500 individuals a year with various supportive programs.

Sertoma will develop Hamlin Avenue Apartments into a permanent supportive housing development in Alsip in the southwest Cook County. The project will include twenty 1-bedroom units and five 2-bedroom units. At least 5% of the units will be designed to be Section 504 compliant. Fourteen (14) Project-Based Vouchers (PBVs) will be for 1-bedroom units at 30% Area Median Income (AMI) and two (2) PBVs will be for 2-bedroom units at 30% AMI.

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

### **RESOLUTION NO. 2023 – HACC– 08**

A Resolution Authorizing the Executive Director to enter into an Agreement with Comcast Business for Broadband Expansion at Sixteen HACC Properties

Executive Director Richard Monocchio presented Resolution No. 2023 – HACC–08. Mr. Monocchio explained that the United States Department of the Treasury has granted \$1,000,372,385 American Rescue Plan Act funds to Cook County (“ARPA Funds”). Cook County in turn has allocated approximately \$2,000,000 of these ARPA Funds to the HACC for the purpose of broadband expansion at HACC properties.

Director of Information Technology Ernest Lofton explained that the broadband expansion will enable the HACC to upgrade the broadband internet connections across all properties that it manages. Improvements will include network infrastructure improvements, Wi-Fi installations in common areas and in all residents’ units.

Following a discussion, a motion was made by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler for approval of Resolution No. 2023 – HACC–0 8. The motion carried with all “ayes.”

### **RESOLUTION NO. 2023 – HACC–09**

A Resolution Authorizing the Executive Director to Execute a Memorandum of Understanding and enter into Negotiations for a Master Development and Operating Agreement with Lincoln Avenue Capital and Rhizome Real Estate Development, Inc., for a Family Housing Project in Oak Forest, IL

Executive Director Richard Monocchio presented Resolution No. 2023 – HACC–09. Mr. Monocchio said that the HACC issued a Request for Proposal for qualified development teams. Lincoln Avenue Capital (“LAC”) was selected on September 19, 2022, as one of several prequalified Developers for the HACC. LAC has approached the HACC to collaborate on the development of a vacant site located Oak Forest, IL.

Vice President Hume An of Lincoln Avenue Capital explained the intent is to develop, construct, own and manage Water Tower Apartments located at 15801 Lorel Avenue, Oak Forest, IL. The

property will consist of 34 units of general occupancy housing in one three-story building (nine 1-bedroom, eight 2-bedroom, and seventeen 3-bedroom units). Thirteen units will be for the Project-Based Voucher Program.

Public services and community amenities are all within one mile of the proposed site, with a full-service grocery store, retail, governmental services, pharmacy, restaurants, library, park, post office, banking, and day care, all within .4 mile. In addition, parks, a school, a religious institution, and a healthcare facility are all within one mile. Additionally, the site is served by bus lines with a stop within .1 mile of the site.

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

### **RESOLUTION NO. 2023 – HACC–10**

A Resolution Authorizing the Executive Director to Execute a Memorandum of Understanding and enter into Negotiations for a Master Development and Operating Agreement with Lincoln Avenue Capital and Rhizome Real Estate Development, Inc., for a Family Housing Project in Hoffman Estates, IL

Vice President Hume An of Lincoln Avenue Capital made a presentation in support of Resolution No. 2023 – HACC–10. Mr. An explained that Plum Farms Apartments will consist of a 140-unit of general occupancy housing in three four-story buildings (fifty-eight 2-bedroom and eighty-two 3-bedroom units) 56 units will be for the Project-Based Voucher Program.

The public services and community amenities are within a mile of the site include a grocery store, retail, pharmacy, restaurants, and a park. In addition to those items, there are government services, school, a healthcare facility, religious institutions, library, and a post office within 4.11 miles.

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

### **RESOLUTION NO. 2023 – HACC– 11**

A Resolution Authorizing the Executive Director to Award Sixteen (16) Project Based Vouchers to Garden Center Services for the Development of Garden Apartments, a Permanent Supportive Housing Development in Worth, Illinois

Gerald Eagles, Executive Director of Garden Center Services, spoke in support of Resolution No. 2023 – HACC–11. Mr. Eagles explained that Garden Center Services (GCS) has been providing services for persons with developmental and/or intellectual disabilities since 1965. The organization has grown over the years to include 115 staff members, 11 Community Integrated Living Arrangement homes with 76 residents, and a day program for adults with development disabilities.

The Garden Apartments Project will include the acquisition and new construction of a 16-unit permanent supportive housing development in Worth, IL. The building will have 12 one-bedroom units and 4 two-bedroom units, community space, laundry, storage, gardens and an outdoor patio, as well as small offices for program and service delivery.

Garden Center Services will pay all utilities, gas, electric, water and sewer and there will be no utility bills for the tenants.

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

## **HUMAN SERVICES REPORT**

Director of Human Services Kevan Casson reported on the HACC’s Human Services Programs and Updates for December 2022, January and February 2023.

### **Holiday Gatherings**

Residents at each of HACC’s 16 properties enjoyed a catered meal, music, and craft activities provided by the Human Services team at their holiday parties this Winter. HACC also distributed about 250 gifts to children 0-18 years old at Richard Flowers, Vera Yates, and Sunrise-Bergen.

### **Uplift Harvey Winter Wonderland at Turlington**

CEDA’s Uplift Harvey project, an initiative led by teenagers in the community, organized a Winter Wonderland party for Harvey kids and families at Turlington West on January 16<sup>th</sup>. The event included a gift giveaway, hot chocolate bar, holiday crafts, and snacks for attendees. Uplift Harvey also provided toys and food to 3 families in Berwyn, Harvey, and Evanston.

### **Opportunity Fund**

The HACC’s Opportunity Fund served 22 Cook County community college students during the Fall 2022 semester – our largest group of awardees yet. The Winter 2023 application has already been released and was completed by over 80 residents. Awardees and applicants have used their funding to pursue degrees in everything from nursing, to phlebotomy, to criminal justice.

### **Boxed Food Programs**

The HACC has been working on two projects with Top Box Foods to bring high quality, affordable groceries to residents across the County. First, Top Box will bring its popular Winter Food Program to Richard Flowers and Edward Brown. To participate in this program, residents sign up at their Property Manager’s office to receive monthly deliveries of fresh produce and protein. Top Box’s Building Healthier Communities project, in which the HACC participates, markets the organization’s online ordering and delivery system to residents. All HACC tenants have received a discount code to purchase these groceries online, and can use their SNAP benefits at checkout.

### **ARPA Behavioral Health Initiative**

Last year, the HACC received a grant through the President's American Rescue Plan Act to put full-time Behavioral Health Care Coordinators in each of our 16 buildings across the County. The purpose of these Coordinators is to engage with residents, connect them with resources and benefits, and help remedy or curb behavioral health issues that can put the vulnerable resident's tenancy at risk. Impact Behavioral Health will be staffing the North sites, and Grand Prairie Services will staff the South. HACC will spend the next month training the new Coordinators, meeting with Property Managers, and setting the Coordinators up in their new offices before the program begins on March 1<sup>st</sup>, 2023. (This was also the subject of Resolution No. 2023 – HACC—06, which the Board approved earlier in this meeting).

### **After School Program: Parent Testimonial**

Youth Enrichment Coordinators have been working hard this year to provide the kids with mentorship, enriching activities, healthy snacks, and academic support.

### **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Richard Monocchio reported on the status of the Otto Boulevard and the Emerson Projects. He reported that Otto Boulevard will be closing soon, with no exact closing date currently set.

In order to complete the Emerson Project, additional funding is required. Furthermore, Related Equity is no longer a participant of this project. Mr. Monocchio stated there may be other alternatives for this project, but nothing has been decided at this time.

Following the Executive Director's Report, the Board took a 5 minute recess at 3:47 p.m.

### **FINANCIAL REPORT**

Chief Financial Officer Karl Becker presented the Financial Report.

### **OTHER BUSINESS**

Chair Wendy Walker Williams suggested having monthly Board Meetings instead of the current schedule of bi-monthly meetings. Polly Kuehl suggested meeting monthly in the Spring and biweekly in the Fall. After discussing other options, it was decided that Board Meetings will continue to be held bi-monthly but will start an hour earlier when necessary.



## **DISCUSSION OF MOVING INTO EXECUTIVE SESSION**

Chair Wendy Walker Williams requested that the Board move into Executive Session in order to discuss the performance and compensation of a Housing Authority employee. General Counsel Jon Duncan stated that Section 2(c)(1) of the Illinois Open Meetings Act allows the Board to move into Executive Session for this purpose, and that the Act also requires that minutes of the Executive Session would be kept separately and that no votes could be taken during Executive Sessions.

It was unanimously agreed to move into Executive Session, whereupon the Board moved into Executive Session pursuant to Section 2(c)(1) of the Illinois Open Meetings Act, for which separate non-public minutes are maintained.

## **BOARD RETURNS TO REGULAR PUBLIC SESSION**

Following the Executive Session, the Board moved back into Regular Public Session.

General Counsel Jon Duncan noted in Public Session that no votes had been taken during the Executive Session, other than to approve a motion to adjourn the Executive Session and to return to the Public Session.

## **MOTION TO INCREASE THE SALARY OF THE EXECUTIVE DIRECTOR**

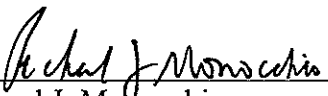
A motion was made in public session by Commissioner Eric L. Slaughter and seconded by Commissioner Nilda Soler to approve a salary increase for Executive Director Richard Monocchio to \$238,000 per year, effective February 12, 2023. Following a discussion, the motion carried with all "ayes."

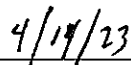
## **ADJOURNMENT**

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 Herb Porter. The motion to adjourn carried with all "ayes."

The Meeting was adjourned at approximately 4:31 p.m.

Respectfully submitted by:

  
\_\_\_\_\_  
Richard J. Monocchio  
Executive Director

  
\_\_\_\_\_  
DATE