



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION
THURSDAY, APRIL 9, 2026 12:00 P.M.**

ROLL CALL:

COMMISSONERS PRESENT	
Wendy Walker-Williams – Chair	In Person
Polly Kuehl – Vice Chair	In Person
Zenobia Johnson-Black – Commissioner	In Person
William Little – Commissioner	Virtual
Herb Porter – Commissioner	In Person
Bruce Schiff – Commissioner	In Person
HACC STAFF PRESENT	
Danita W. Childers , Executive Director	In Person
Kathleen Grady-Peralta , Chief Financial Officer/Chief Administrative Officer	In Person
Janina Bailey , Executive Advisor, Board of Commissioners	In Person
Zellores Harrison , Executive Assistant	In Person
Evelyn Mosley , Director of Rent Assistance	In Person
Penelope Wu , Information Technology	In Person
Ibad Siddiqui , Information Technology	In Person
Darrick Shafer , Chief of Property Officer	In Person
Brenda Chagoya , Deputy Chief of Procurement	In Person

Scott Livingston , Deputy Chief Information Officer	In Person
Byron Williams , Director of Strategy and Planning	In Person
Omni McCollum , Staff Counsel Real Estate, Contracts and Corporate Counseling	In Person
Roderick Abernathy , Deputy Chief Human Resources Officer	In Person
Anne Richmond , Compliance Manager	In Person
Cassy Williams , Housing Specialist	Virtual
Chalone Liddell , Regional Manager South	Virtual
Marquita Johnson , Regional Asset Manager (North)	Virtual
Maria Reyes-Collins , Director of Occupancy & Compliance	Virtual
Legal Counsel	
Cherie Strong , Chief Legal Officer	In Person
Public Attendees	
Lizzie Kane, Chicago Sun-Times	In Person
Jared Kelly, CEI Media Group	In Person
Steve Patterson, CEI Media Group	In Person
Kim Tarver, Henderson Parks	In Person
Sheryl Seiling	Virtual
Shanya Bishop	In Person
Nicole King-Pug	In Person
Amanda Richardson	Virtual
Scott Skaletsky, Attorney for Amanda Richardson	Virtual

- I. **Call to Order:** Chair Wendy Walker Williams called to order the Regular Meeting of the Board of Commissioners at approximately 12:01 p.m.
- II. **Roll Call:** Janina Bailey called the roll. Chair Walker-Williams, Vice Chair Kuehl, and Commissioners Johnson-Black, Porter, and Schiff were in person. Commissioner Little attended via Zoom. A quorum was established.
- III. **Acknowledgement of HACC Staff and Public Attendees:** Chair Walker-Williams acknowledged HACC staff (attending in person and virtually) and public participants and welcomed everyone and thanked them for joining the meeting.
- IV. **Approval of the Consent for Commissioner:** Commissioner Porter presented a motion to approve Commissioner Little to attend the meeting via Zoom. Vice Chair Kuehl seconded the motion. The motion carried with all “aye.”
- V. **Public Comments:** Based on HACC’s public participation rules, public participants are given three (3) minutes to address the Board. Chair Walker Williams opened the floor to public comments. Jared Kelly, CEI Media Group, thanked the staff of HACC for the opportunity of working with the agency. He provided cupcakes from a minority-owned business as a token of his appreciation. Scott Skaletsky, attorney for Amanda Richardson cited concerns relating to Ms. Richardson’s housing voucher. Ms. Richardson provided more detail. Cherie Strong (Chief Legal Officer) will call Mr. Skaletsky to discuss the matter. Shanya Bishop cited concerns relating to her housing voucher. Anne Richmond, Compliance Manager, spoke with Ms. Bishop to discuss the matter for resolution. Nicole King-Pugh cited concerns relating to her housing voucher. Evelyn Mosley, Program Manager, spoke with Ms. King-Pugh to discuss the matter for resolution.
- VI. **Approval of the Consent Agenda:** Commissioner Johnson-Black presented a motion to approve the minutes of the March 25, 2026, Regular Session and February 19, 2026 Public, Closed, and Special Regular Sessions. Commissioner Schiff seconded the motion. The motion carried with one “abstention.”
- VII. **Resolution: Adopting the Housing Authority of Cook County Operating Budget for the Fiscal Year 2027 Ending March 31, 2027:** Resolution 2026-HACC-08 Requests the Board of Commissioners of the Housing Authority of Cook County (the “Board”) to authorize the Executive Director to adopt the Housing Authority of Cook County Operating budget for the fiscal year 2027 ending March 31, 2027.

Chief Financial Officer/Chief Administrative Officer Kathleen Grady-Peralta presented the resolution. The Board approved the Executive Director to adopt the Housing Authority of Cook County Operating budget for the fiscal year 2027 ending March 31, 2027. The proposed HACC Fiscal Year 2027 ending March 31, 2027 Operating Budget projections were developed based on the Agency’s planned expenditures level and other contingencies. The annual budget process was developed in which all department

Directors of the major programs were involved with the development of their operating budgets. Directors were responsible for preparing their departments operational needs within Central Office, Low Income Public Housing and Housing Choice Voucher Program budget projections. Each Department/Program was provided a detailed budget template with current and historical expenses including instructions on how to prepare their FY27 Budget. A budget ceiling, developed by the Finance Department which reflected the estimated revenue for the upcoming budget year, was provided in each budget template. The departments were instructed to provide detailed explanations for their estimated expenditures within the given budget ceilings. The budget process is necessary for the continued efficiencies of the economical operations at HACC for the purpose of serving low-income families.

Commissioner Johnson-Black made a motion to Approve the Executive Director to Adopt the Housing Authority of Cook County Operating Budget for the Fiscal Year 2027 Ending March 31, 2027. Commissioner Schiff seconded the motion. The motion carried with all “aye.”

VIII. Resolution: Requesting the Board of Commissioners Approval of the Revised Employee Handbook: Resolution 2026-HACC-09 Requests the Board of Commissioners of the Housing Authority of Cook County to approve the revised Employee Handbook.

Deputy Chief Human Resources Officer Roderick Abernathy presented the resolution. HACC maintains an Employee Handbook to communicate policies, procedures, and expectations to its workforce. Periodic updates are necessary to ensure alignment with current laws, regulations, and organizational practices. The Human Resources Department conducted a comprehensive review and revision of the Employee Handbook to ensure compliance with applicable federal, State of Illinois, and City of Chicago employment laws, as well as to reflect current operational practices and organizational expectations. Additionally, this revision establishes a more consistent approach to reviewing and updating policies on a regular basis to ensure the Handbook remains current and effective.

Commissioner Porter made a motion to Approve the Revised Employee Handbook. Commissioner Johnson-Black seconded the motion. The motion carried with all “aye.”

IX. Resolution: Requesting the Board of Commissioners Approval of the Code of Ethics and Standards of Conduct and the Ethics Policy: Resolution 2026-HACC-10 Requests the Board of Commissioners of the Housing Authority of Cook County to approve the Code of Ethics and Standards of Conduct and the Ethics Policy.

Chief Legal Officer Cherie Strong presented the resolution. The Board approved the Code of Ethics and Standards of Conduct and the Ethics Policy. The Board of Commissioners approved Henderson Parks, LLC to provide Ethics Counsel Services, including acting as Ethics Officer, to the Housing Authority of Cook County on May 19,

2025 via Resolution No. 2025 – HACC 18.

Vice Chair Kuehl made a motion to Approve the Code of Ethics and Standards of Conduct and the Ethics Policy. Commissioner Porter seconded the motion. The motion carried with all “aye.”

- X. **Quarterly Financial Review:** In an effort to keep the Commissioners, staff, and the public informed, Chief Financial Officer/Chief Administrative Officer Grady-Peralta provided a financial review.
- XI. **Executive Director’s Report:** In an effort to keep the Commissioners, staff, and the public informed, Executive Director, Danita Childers provided a summary of recent activities.
- XII. **Other Business:** No additional items were presented for consideration and discussion.
- XIII. **Adjournment:** Seeing that there was no further business, Vice Chair Kuehl made a Motion to adjourn. Commissioner Johnson-Black seconded the Motion. The motion carried with all “ayes,” and the meeting was adjourned at approximately 1:49 p.m.



Wendy Walker-Williams
Chair

May 7, 2026



Housing Authority of Cook County
APPROVED
MAY 07 2026