



**JOURNAL OF THE PROCEEDINGS OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY REGULAR PUBLIC SESSION
THURSDAY, MAY 7, 2026 12:01 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	In Person
Herb Porter – Commissioner	Virtual
Bruce Schiff – Commissioner	In Person
HACC STAFF PRESENT	
Danita W. Childers , Executive Director	In Person
Kathleen Grady-Peralta , Chief Financial Officer/Chief Administrative Officer	Virtual
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	Virtual
Roderick Abernathy , Deputy Chief Human Resources Officer	In Person
Anne Richmond , Compliance Manager	In Person
Kamaca Champion , Director of Marketing and Communications	In Person
Chalone Liddell , Regional Manager South	Virtual
Marquita Johnson , Regional Asset Manager (North)	Virtual
Maria Reyes-Collins , Director of Occupancy & Compliance	Virtual
Broderick Banks , Director of Facilities Management	Virtual
Bonita Benn , Hearing Officer	Virtual
Yvonne Oby , Administrative Assistant	Virtual
LEGAL COUNSEL	
Cherie Strong , Chief Legal Officer	In Person
PUBLIC ATTENDEES	
Paul O'Grady , Inspector General	In Person

- 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, Little, and Schiff were in person. Commissioner Porter attended via Zoom. A quorum was established.
- III. **Approval of the Consent for Commissioner:** Commissioner Johnson-Black presented a motion to approve Commissioner Porter to attend the meeting via Zoom. Vice Chair Kuehl seconded the motion. The motion carried with all “aye.”
- IV. **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. No other comments were made.
- V. **Approval of the Consent Agenda:** Commissioner Johnson-Black presented a motion to approve the minutes of the April 9, 2026, Regular Session. Commissioner Schiff seconded the motion. The motion carried with all “aye.”
- VI. **Resolution: Authorizing the Executive Director to Award Project Based Vouchers to the Following Developments: 1) Brush Hill Apartments; 2) Stoney Creek Apartments; 3) Golf Crossing Senior Housing; 4) Woodfield Senior Housing; 5) Des Plaines II Senior; 6) Station 22 Apartments; 7) Gemini Apartments; 8) Riverdale Manor Apartments; 9) The Grove at 750 Apartments and to Execute Such Other Documents Required to Implement the Foregoing:** Resolution 2026-HACC-11 Requests the Board of Commissioners of the Housing Authority of Cook County (the “Board”) to authorize the Executive Director to award project based vouchers (PBVs).

Chief Property Officer Darrick Shafer presented the resolution. The Board approved the Executive Director to award project-based vouchers (PBVs). The HACC’s ability to provide commitments for PBVs is contingent upon appropriations authorized by the Congress of the United States of America, the HACC’s budget authority, and the HACC’s voucher utilization at the time the units come on-line. Should a project not secure required financing approvals, HACC’s commitments will expire December 31, 2028.

Commissioner Little made a motion to Approve the Executive Director to Authorize the Executive Director to Award Project Based Vouchers (PBVs). Commissioner Schiff seconded the motion. The motion carried with all “aye.”

- VII. **Resolution: Approving the Submission of the Section Eight Management Assessment Program Certification for the Housing Choice Voucher Program:** Resolution 2026-HACC-12 Requests the Board of Commissioners of the Housing Authority of Cook County to approve the submission of the Section Eight Management

Assessment Program Certification for the Housing Choice Voucher Program.

Compliance Manager Anne Richmond presented the resolution. The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) that administer the Housing Choice Voucher (HCV) Program to submit the Section Eight Management Assessment Program (SEMAP) Certification annually. SEMAP measures the performance of PHAs in 14 key areas. SEMAP is used to remotely measure PHA performance and administration of the HCV Program. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement.

SEMAP uses HUD's national database of tenant information and information from audits conducted annually by independent auditors. HUD annually assigns each PHA a rating on each of the 14 indicators and an overall performance rating of high standard, or troubled. Metropolitan PHAs, such as the Housing Authority of Cook County (HACC), are also able to earn bonus points for their achievements in encouraging assisted families to choose housing in low poverty areas.

Commissioner Johnson-Black made a motion to Approve the submission of the Section Eight Management Assessment Program Certification for the Housing Choice Voucher Program. Commissioner Little seconded the motion. The motion carried with all "aye."

- VIII. 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.
- IX. Motion to move to Executive Session to discuss personnel and litigation matters [Open Meetings Act Exemptions 2(c)(1) and 2(c)(11)].** Commissioner Johns-Black moved to convene in Closed Session in order to discuss personnel and litigation matters. The Motion was seconded by Commissioner Little. The Motion carried with all "ayes." The Board moved to enter Executive Session at approximately 12:15 p.m., for which minutes are kept separately.
- Following the conclusion of the Executive Session, the Board re-convened in public session. It was noted for the record in public session that no votes were taken during the Executive Session other than to adjourn the Executive Session and to return to public session.
- X. 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.
- XI. Other Business:** No additional items were presented for consideration and discussion.

- XII. Adjournment:** Seeing that there was no further business, Commissioner Johnson-Black made a Motion to adjourn. Schiff seconded the Motion. The motion carried with all “ayes,” and the meeting was adjourned at approximately 1:39 p.m.



Wendy Walker-Williams
Chair, Board of Commissioners

July 9, 2026



Housing Authority of Cook County
APPROVED
JUL 09 2026