

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY (HACC)**

**REGULAR MEETING
Housing Authority of Cook County (HACC)
Boardroom
September 11, 2014 at 2:05 PM**

ROLL CALL

PRESENT: Hipolito “Paul” Roldan, Chair
Wendy Walker Williams, Vice Chair
Edna Carter, Commissioner
Polly Kuehl, Commissioner
Nilda Soler, Commissioner

CALL-IN: Deniece Jordan-Walker, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Mark Limanni, General Counsel
Olukayode Adetayo, Chief Financial Officer
Shana Jackson, Legal Counsel
James Harney, Director of Asset Management
Sheryl Seiling, Director of Rent Assistance
Monica Slavin, Director of Public Housing Wait List & Lease-Up
Tina Peterson, Director of Marketing and Communications
Alesia Hushaw, Financial Manager
Debbie Kyker, Executive Assistant
Darrick Shafer, Assistant Asset Management – North Region
Michelle Gee, Assistant Asset Management – South Region
Rodney Davis – Resident Services Senior Coordinator
Ken Atkins – Resident Services Senior Disabilities Coordinator
Greg Raggs – Resident Services Coordinator

Other Attendee(s): Richard Sciortino – Brinshore Development

General Public Comments: None

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CALL TO ORDER

Hipolito ‘Paul’ Roldan, Chair, called the September 11, 2014 regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:05 PM.

CONSENT AGENDA

The proceedings of the July 17, 2014 Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Commissioner Polly Kuehl and seconded by Vice Chair Wendy Walker Williams. The motion carried with all “ayes”.

PRESENTATION OF RESOLUTIONS

The Board of Commissioners next considered pending resolutions, as follows:

RESOLUTION NO. 2014 – HACC-18

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD PROJECT BASED VOUCHERS THROUGH THE REGIONAL HOUSING INITIATIVE TO BRINSHORE DEVELOPMENT, LLC FOR THE DEVELOPMENT AND REHABILITATION OF PARKLINE ROW IN OAK FOREST, IL

The Housing Authority of Cook County (HACC), in conjunction with the Metropolitan Planning Council (MPC), the Illinois Housing Development Authority (IHDA), and eight other housing authorities – Chicago, Joliet, Lake County, McHenry County, Waukegan, Oak Park, DuPage County, and Park Forest – form the Regional Housing Initiative (RHI).

RHI was designed to encourage the development, rehabilitation, and preservation of quality affordable rental housing throughout the Chicago metropolitan region. RHI provides financial assistance through project based vouchers (PBV) to developers and owners of affordable rental housing who address two specific issues: quality, mixed-income housing located near jobs and transportation and quality housing for households earning up to fifty percent of the area’s median income (AMI).

Parkline Row is a 60 unit community in Oak Forest. Parkline Row currently consists of three blighted apartment buildings, which will be rehabilitated. Along with the rehabilitation of the existing buildings will be one building of new construction with residential units over first-floor commercial space. The development is part of the city's overall effort to create a transit-oriented, mixed-use district around the new Oak Forest Metra Station. Parkline Row will be the first residential component of the city's plan and will provide quality workforce housing for low-income families. Brinshore is committed to providing integrated and comprehensive education and employment focused resident services. Brinshore will also create partnerships with local service providers and employers.

Parkline Row consists of one, two, and three bedroom units and will serve families at or below 60% AMI. Brinshore Development, LLC requested fifteen (15) PBVs, totaling 25% of the units. The HACC can provide RHI PBV assistance for up to 25% of the units located in communities that lease to eligible families or RHI PBV assistance for up to 100% of the units located in communities that lease to persons receiving supportive services. The HACC's ability to provide commitments for PBV's 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.

We therefore, respectfully request that the Board of Commissioners approve a resolution authorizing the Executive Director to award PBVs to Brinshore Development, LLC for the development and rehabilitation of Parkline Row.

Chair Hipolito Roldan asked who is the architect. Richard Sciortino replied LandonBoneBaker. "What about the taxes for the South region, any relief? Replied it is on a commercial tax base.

Commissioner Kuehl asked if they were getting the 4% or 9% credit, he stated they were getting the 9% credits. How many 3 bedroom units do you have – replied 15 units. Is there park in the area for the kids? Yes, there is a small park within walking distance.

Chair Roldan requested a motion to approve Resolution 2014-18 which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

REPORT ON SUMMER INITIATIVES

Presentation given by James Harney.

FINANCIAL REPORT

The Financial Reports was presented by Olukayode Adetayo, Chief Financial Officer.

Commissioner Polly Kuehl asked about the landlord over payments – Olukayode Adetayo and Sheryl Seiling stated that we are recouping the money from the landlords. Commissioner Kuehl asked if can go after them legally? Mr. Adetayo replied, yes. Commissioner Kuehl asked if we write off any with the audits?” Mr. Adetayo replied, yes, we have made an allowance to write them off.

Commissioner Nilda Soler asked how much we were pursuing? Richard Monocchio, Executive Director commented that we have a full report on the landlord payments collected by the next board meeting.

Commissioner Polly Kuehl, “Do we use the reserve for collateral?” Mr. Monocchio replied “No”. She also asked, “Are the Open Contracts being renewed? “ Chief Financial Officer, Olukayode Adetayo replied that the Open Contracts are being renewed or bided out. A new Open Contract list to all the board members by the next meeting.

Vice Chair, Wendy Walker Williams, asked about the Grant Writing Services looks like it’s only has \$5000 left are you going bid out again? Chief Financial Officer, Olukayode replied there will be an update with new bids before June 14, 2015.

Commissioner Polly Kuehl asked about the negative balance are we using this for reserve. Chief Financial Officer stated that HUD is holding our reserve. She also asked about the Aged Receivables - is this for the tenant or subsidy receivables? Olukayode Adetayo replied based on the tenant.

Richard Monocchio will give a report on the Fair Market by the next meeting.

OTHER BUSINESS

Project Based Vouchers presented by Sheryl Seiling. Ms. Seiling handed out a list of the board members showing the HACC PBV units. RHI was created in 2001 to help developers with properties in opportunity areas.

Commissioner Polly Kuehl, “What happened to East Park Apartments? Sheryl replied that they are being nonresponsive to HACC about issues and inspections to the units. We have leased 4 of the 30 units right now. “Who was the developer?” Sheryl replied that we do not have any information who that developer was in 2007.

Chair Hipolito Roldan, “VASH vouchers used to be sent to HUD and the hospitals? Sheryl Seiling replied that we work very closely with the VA for getting those vouchers which we received 40 VASH vouchers in September of 2014.

EXECUTIVE DIRECTOR’S REPORT

STATE OF ILLINOIS

Tax Credit Application – 9% tax credit application submitted to IHDA for elderly/disabled buildings in Arlington Heights and Skokie. HACC applied for \$1.5M in 9% tax credits, \$1.5M from the housing trust fund, \$1.3M in state donation tax credits, and \$1.5M in CDBG from County. Announcements are expected in late October.

Board of Education – working with ISBE to connect with superintendants and principals in the schools where our kids go. The goal is to coordinate programming and funding to assist low income children as much as possible.

HUMAN SERVICES

Summer Recap – Presentation was made at today’s board morning highlighting the summer activities that took place in and around HACC sites in 2014.

Grants – Began implementation of Virtual HS in Ford Heights and Robbins. Meetings have been ongoing with our partners in Robbins and Ford Heights, as well as the Sheriff’s office. The goal is to get kids and young adults back into the educational system, and hopefully on to job training and employment or higher education.

The Cook County Board yesterday approved a \$100,000 grant to a partnership of HACC and the Boys and Girls Clubs to provide after school programming at our sites.

Robbins – After school program being run by HACC in conjunction with the Sheriff’s anti-truancy program. Operates M-F from 3:30 – 6:30.

Chicago Heights – over 150 people attended barbeque in Chicago Heights, the largest event to date. This is the site where we built the playground and basketball court last year.

Ford Heights – Broke ground on new playground at Vera Yates. Organizing youth basketball team at the site.

Back to School Fairs – Gave out more than 400 backpacks and school supplies to students at our 3 family sites.

Homeless – Met with alliance to End Homelessness to coordinate housing assistance for homeless families with children. Ongoing.

ADJOURNMENT

Chair Roldan requested a motion to adjourn the Regular Meeting of the Board which was moved by Commissioner Polly Kuehl and seconded by Commissioner Edna Carter. The motion carried with all “ayes”.

Accordingly, the Regular Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 3:26PM.

Respectfully submitted by:

Hipolito ‘Paul’ Roldan
Chair

November 13, 2014
DATE

Richard J. Monocchio
Executive Director

November 13, 2014
DATE