

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

**REGULAR BOARD MEETING
Housing Authority of Cook County
175 W. Jackson Blvd., Suite 350
Chicago, IL
May 1, 2019 2:05 PM**

ROLL CALL

PRESENT: Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Vicki Reed, Commissioner
Wendy Walker Williams, Vice Chair

CALL - IN: Deniece Jordan-Walker, Commissioner

HACC STAFF: Richard J. Monocchio, Executive Director and Secretary
Alesia Hushaw, Chief of Staff
Karl Becker, Chief Financial Officer
Jon Duncan, General Counsel
Monica Slavin, Director of Compliance and Occupancy
Debbie Kyker, Executive Assistant
Diana Cornejo, Paralegal
Nicholas Mathiowdis, Director of Communications
Sheryl Seiling, Director of Rent Assistance
Darrick Shafer, Regional Manager North
Deborah O'Donnell, Procurement Manager
Lekisha Bannister, Regional Manager South

Other Attendee(s): Brittnei Tolden, The Community Builders
Kirk Albinson, The Community Builders
Katie Miglore, Over the Rainbow
Debbie Schwartz, LGC
Sarah Gold, LGC

JOURNAL OF PROCEEDINGS FOR May 1, 2019

CALL TO ORDER

Chair Paul Roldan was excused from this meeting and Vice Chair Wendy Walker Williams was not immediately available, so Commissioner Polly Kuehl presided over the meeting in her absence. Commissioner Polly Kuehl called the May 1, 2019 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:05 p.m.

PUBLIC COMMENTS

No public comments.

CONSENT AGENDA

General Counsel Jon Duncan noted that, before any votes can be taken, in order to comply with requirements of the Illinois Open Meetings Act, a vote must first be taken by all of the Commissioners who are physically present in the room to approve the participation of Commissioner Deniece Jordan-Walker by telephone.

A motion was then made and seconded to approve the participation of Commissioner Deniece Jordan-Walker by telephone. The motion carried with all "ayes."

After the participation of Commissioner Jordan-Walker was approved, discussion resumed for the pending Motion for approval of the Minutes of the Meeting of May 1, 2019. The Motion carried with all "ayes."

EXECUTIVE DIRECTOR'S REPORT

SUMMER FOR HOUSING AUTHORITY KIDS & FAMILIES

Executive Director Richard J. Monocchio spoke of HACC's continued efforts to provide meaningful activities for its youth this summer.

The Forest Preserve Experience will continue this summer. Due to better marketing of the program, more than twice the number of applicants from last year applied to the program this year. Although more applicants demands a higher budget outlay, attempts will be made to accept all qualified children.

Summer Camps will be held at the following locations: The Jones Center, Robbins Community Center, Chicago Heights Park District, Lan-Oaks Park District, Calumet Memorial Park District. Financial assistance will be offered to children who cannot afford these programs.

The Ford Heights Baseball League will go into its 2nd year. The HACC is a proud sponsor of the Little League program in Ford Heights, outfitting each team with uniforms, and providing financial support for the opening day, community-wide BBQ.

The One Million Degrees Scholarship Program continues with South Suburban, Prairie State, and Harper Colleges. In order to benefit all students and not only HACC tenants, the program will be extended to low-income students throughout southern Cook County should HACC receive CDBG grant funding.

More intensive programming for Team beWell has begun in Dolton and Evanston. Comprehensive six week programs will be conducted through the Chicago Workforce Partnership and CEDA. The goal is to guide and maintain relationships with our clients longer.

A new program called Build Your Own Laptop Summer Camp for people ages 16-24 will be initiated. This program is funded by a grant from National Able and SouthWorks MakerLab. Participants will receive hands-on experience with computer software and hardware with the end goal of building a computer. Completion of this program grants participants CompTIA A+ and OSHA 10-hr certification.

PROPOSAL FOR NEW HIGH RISE IN EVANSTON

The Executive Director, Commissioner Polly Kuehl, and Commissioner Saul Klibanow met with the Mayor and City Council of Evanston to propose the building of a high rise at 1900 Sherman Ave. Originally the building was planned to be 11 stories, however, it was realized that more height (15 stories) was needed in order to provide more affordable housing on a financially sound basis. This project is unique as it combines market, middle, and low income tenants. Three rent tiers are planned to accomplish this. The Mayor and City Council of Evanston gave positive feedback. A Request for Proposals is being finalized for a Design Build Firm. A Design Build approach requires the architect and contractor to come in together as a team. This sort of firm will assure coherence in the building process.

Vice Chair Wendy Walker Williams arrived at 2:14 p.m. she presided over the meeting in the absence of Chair Paul Roldan, a quorum of commissioners was now present.

HEARING ON PROPOSED CAPITAL BILL

Executive Director Monocchio reported that he attended and testified at the State Legislature's recent hearing regarding the proposed Capital Bill in Springfield. The purpose of this bill is to seek effective methods for having better infrastructure in Illinois. Most people who testified at the hearing talked about road and transportation needs. However, the Executive Director testified that the Capital Bill needs to be expansive and account for sectors like housing. He also testified that Illinois needs to do a better job of providing affordable housing and gave examples of what other states have done in regards to public sector housing.

A Motion was made by Vice Chair Wendy Walker Williams and seconded by Commissioner Nilda Soler for the approval of the Minutes of the February 21, 2019 Regular Meeting of the HACC Board of Commissioners.

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2019 - HACC – 04

Resolution Authorizing the Executive Director to enter into a Contract with the Law Office of Patrick Hart for Eviction Services

Commissioner Kuehl presented the resolution authorizing the Executive Director to enter into a contract with the Law Office of Patrick Hart for Eviction Services. General Counsel Jon Duncan stated that an RFP was issued on January 14, 2019 and this solicitation was advertised in the legal ads of the Chicago Tribune on January 17 and January 24, 2019. The RFP proposals were due February 20, 2019. Two proposals were received. HACC's RFP evaluation committee determined that only the Law Office of Patrick Hart was rated "highly qualified", with the highest ranked proposal. This contract would retain Mr. Hart for one year, at a price not to exceed \$255,000.00 and would provide the Housing Authority with two one-year options in amount not to exceed \$510,000.00, for an aggregate not to exceed amount of \$765,000.00. The Executive Director pointed out that although this is a significant amount of money, it is necessary to have this service because many of HACC's eviction cases are contested. Some board members suggested retaining legal counsel on a flat rate basis rather than an hourly rate for simpler tasks in order to save money. Further discussion concerned the low number of proposals from law firms and asked whether a solo practitioner might lack sufficient resources to represent the Housing Authority. The consensus of the discussion was that the contract should be awarded for a one-year term and that the HACC should issue a new Request for Proposals for next spring, with a view toward further outreach and attracting proposals from a larger number of law firms.

Vice Chair Wendy Walker Williams requested a motion to approve Resolution 2019 – HACC - 04, which was moved by Commissioner Nilda Soler and seconded by Polly Kuehl. The motion carried with all "ayes."

RESOLUTION NO. 2019 - HACC – 05

Resolution authorizing the Executive Director to Amend the Procurement Policy of the Housing Authority of Cook County

The Executive Director is seeking the approval of the Board of Commissioners to amend the Housing Authority of Cook County's Procurement Policy in accordance with OMB Memorandum M-18-18 ("the OMB Memorandum"), Implementing Statutory Changes to the

Micro-Purchase and the Simplified Acquisition Thresholds for Financial Assistance. Procurement Manager Deborah O'Donnell explained the procurement methods regarding micro (acquisition of small amounts of supplies or services) and small (relatively simple and informal procurement methods for securing services, supplies or other property) purchases. The proposed amendment increases the micro-purchase limitation from \$3,000 to \$10,000 and the small purchase limitation from \$100,000 to \$250,000.

Vice Chair Wendy Walker Williams requested a motion to approve Resolution 2019 – HACC - 05, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes.”

RESOLUTION NO. 2019 - HACC – 06

Resolution Authorizing the Executive Director to enter into Contracts with GMA Construction Group, Legacy Red Group, Apex Construction Group, Inc., and Koal Enterprise Inc., for Make Ready Units in Chicago Heights

The Executive Director pointed out that HACC has thirty-nine units in the Chicago Heights area which need renovation in order to provide additional housing for low-income families. In order to make this happen, HACC advertised an RFP for General Contractors on January 3, 2019 and January 7, 2019. The HACC received twenty-eight proposals from Section 3 businesses. The RFP evaluation committee concluded the highest ranked proposals were from GMA Construction Group, Legacy Red Group, Apex Construction Group Inc. and Koal Enterprise Inc. The contract between HACC and these four groups would be in an aggregate amount not to exceed \$1,715,940.00.

Vice Chair Wendy Walker Williams requested a motion to approve Resolution 2019 – HACC - 06, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes.”

RESOLUTION NO. 2019 - HACC – 07

Resolution Authorizing the Executive Director to enter into Contracts with Eighteen Contractors for General Contractor Services, Mechanical Services, Electrical Services and Plumbing Services

The Authority has an ongoing need for general contractors, mechanical, electrical and plumbing services. The Executive Director stressed the importance of engaging in contracts with Section 3 businesses in order to provide small, minority firms the chance to conduct government work.

Vice Chair Wendy Walker Williams requested a motion to approve Resolution 2019 – HACC - 06, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes.”

RESOLUTION NO. 2019 - HACC – 08

Resolution Authorizing the Executive Director to Award Fifteen Project Based Vouchers through the Regional Housing Initiative to Over the Rainbow for the Development of the Kirwan Apartments, A Permanent Supportive Housing Community in Waukegan, IL

Director of Rental Assistance Sheryl Seiling explained the functionality of the Regional Housing Initiative (RHI), a consortium of nine housing authorities, in which the HACC participates. 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). HACC assists these other housing authorities by awarding RHI with PBVs. The HACC may award up to 290 PBVs through the RHI in order to provide other housing authorities the chance to allocate resources towards project-basing.

Katie Miglore, a representative of Over the Rainbow, spoke of her organization's dedication to providing independent living solutions for people with physical disabilities. Over the Rainbow is a community-based non-profit affordable housing corporation; HACC has awarded PBVs to Over the Rainbow in the past. The Kirwan Apartments will consist of twenty-four units, fifteen of which will be PBV units.

Vice Chair Wendy Walker Williams requested a motion to approve Resolution 2019 – HACC - 08, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes".

RESOLUTION NO. 2019 - HACC – 09

Resolution Authorizing the Executive Director to Award Five Project Based Vouchers through the Regional Housing Initiative to the Community Builders, Inc., for the Development of TCB Oak Park I, A Mixed-Income Housing Community in Oak Park, IL

The Board of Commissioners then considered Resolution 2019 HACC – 09, which similarly sought approval to award PBVs under the RHI, this time for the development of TCB Oak Park, IL.

Kirk Albinson and Brittni Tolden, representatives of The Community Builders (TCB), spoke of their organization. TCB is a national leading non-profit real estate developer that builds and sustains strong communities where all people can thrive through the implementation of mixed-income housing. TCB Oak Park will consist of thirty-seven units, five of which will be PBV units.

Vice Chair Wendy Walker Williams requested a motion to approve Resolution 2019 – HACC - 09, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes".

RESOLUTION NO. 2019 - HACC – 010

Resolution Authorizing the Executive Director to submit a Letter of Interest Package under the Moving To Work Demonstration Program for Fiscal Year 2019, Cohort 2 – Rent Reform, to the U.S. Department of Housing & Urban Development

The Executive Director Richard J. Monocchio explained the Moving to Work (MTW) Demonstration Program created by HUD in 1996. HUD selected certain PHAs with large portfolios and granted them the ability to promote self-sufficiency for families in public housing and the Housing Choice Voucher Program. These select PHAs have flexibility in how they fund and run their programs. In 2016, HUD decided to expand MTW by 100 new PHAs over 7 years. HUD allows for these new PHAs in MTW to select one of four new alternative rent policies.

Director of Rent Assistance Sheryl Seiling explained the four options under the HUD MTW Demonstration Program. The first option is a tiered rent; the second is a stepped rent with five percent steps; the third is a stepped rent with three percent steps; the fourth is a proposed “create your own” tiered/alternative rent. Each option requires recertification of tenants triennially; increases in income will not affect the family’s rent during the three year period.

In the past the HACC has been innovative in its thinking, but has been restricted due to certain HUD regulations, many of which do not apply to housing authorities that are designated as MTW agencies. HACC is competing with other housing authorities of similar size to achieve MTW status. Achieving MTW status will allow HACC more flexibility in implementing policies and programs.

Vice Chair Wendy Walker Williams requested a motion to approve Resolution 2019 – HACC - 010, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all “ayes”.

INTRODUCTION OF NEW HACC MEMBER

Asif Rahman will lead new construction efforts at HACC.

FINANCIAL REPORT

Karl Becker, Chief Financial Officer, presented a financial report. He reported that the Public Housing Sector is right where it should be financially. The Housing Choice Voucher program is doing very well.

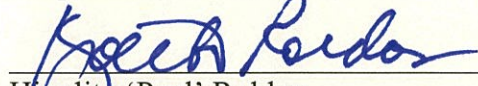
The Annual Debt Service Coverage Ratio is 2.69% for Evanston Senior Apartments, which is excellent. North Suburban Housing had a Debt Service Coverage Ratio of 1.70%, which is good.

ADJOURNMENT

Vice Chair Wendy Walker Williams requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Nilda Soler and seconded by Commissioner Vicki Reed. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 3:35 p.m.

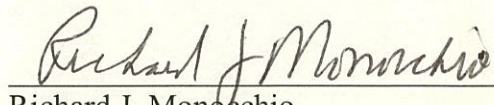
Respectfully submitted by:



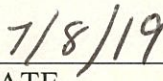
Hipolito 'Paul' Roldan
Chair



DATE



Richard J. Monocchio
Executive Director



DATE