

**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 60604
August 15, 2019, 2:00 PM**

ROLL CALL

PRESENT: Hipolito “Paul” Roldan, Chair
Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Vicki Reed, Commissioner
Saul Klibanow, Commissioner

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
Phyllis Johnson, Paralegal
Sheryl Seiling, Director of Rent Assistance

Other Attendee(s): Ray Benitez, Sertoma Supportive Housing
Josie Kotsioris, Perlmark Senior Living

JOURNAL OF PROCEEDINGS FOR AUGUST 15, 2019

CALL TO ORDER

Chair Paul Roldan called the August 15, 2019 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 p.m.

PUBLIC COMMENTS

Chair Roldan opened the floor for public comments, but none were submitted.

CONSENT AGENDA

A Motion was made by Chair Roldan and seconded by Commissioner Polly Kuehl and Commissioner Nilda Soler for the approval of the Minutes of the July 8, 2019 Regular Meeting of the HACC Board of Commissioners. The Motion carried with all “ayes.”

EXECUTIVE DIRECTOR’S REPORT

Executive Director Richard Monocchio reported that the HACC is finishing the rehab for the properties in the south suburbs. HACC would like the Board of Commissioners to tour the properties once the rehab is completed. A group tour of the south suburban properties will begin in October of 2019.

The waitlist for Robbins, Chicago Heights, Harvey, and Park Forest senior sites will be opening soon. Nick Mathiowdis will send a courtesy contact to the elected officials prior to advertising to the public. HACC also put it out on our website and social media. HACC also uses Constant Contact to advertise the openings of our waitlist via email and text message. HACC gets a number of people contacting the HACC through our website about applying for housing assistance.

Mr. Monocchio met with representatives of the State of Illinois Medicare/Medicaid Program to advise them that our residents are not getting adequate healthcare services through the managed care companies. He is implementing a plan to get residents (especially seniors) better services in healthcare, especially for behavioral/mental health and residents with disabilities. HACC’s goal is to have coordinated care with the managed care companies every thirty days for our residents and each provider will be responsible for a property to assist our residents with their health.

Some residents with mental health issues are causing a bit of a problem in our properties and other residents report that they do not feel safe. Residents who exhibit behavioral issues that interfere with other tenants or HACC staff would have to agree to receive health services as a

condition of remaining in their units, but the HACC cannot force residents to seek behavioral and mental health services. However, if a resident is unwilling to seek medical services due to behavioral and mental health issues and they are causing problems on our property, then the HACC may require residents to seek medical treatment to stay in our property. The resident would then have to agree to seek behavioral and mental health treatment, and if they do not agree to treatment, then the HACC could evict for lease violations of disturbing and or becoming threatening to their neighbors or HACC staff. The resident would have to comply with their obligations of seeking medical treatment for behavioral health in order to stay in our properties.

The new development is coming together to build our high-rise in Evanston. The property would be mixed-income tenants. The rents would be based on the market rate for Lakeview and 20% would be very low income. These are one-bedroom units. The income median is 80% to 120% in Evanston. We will keep everyone posted with updates as they come along.

The HACC will be developing 80 units of Veterans Housing in Chicago Heights. The HACC will be submitting a 9% tax credit application to the Illinois Housing Development Authority. The HACC will look at two buildings that Catholic Charities is developing. The HACC is considering Catholic Charities working with the HACC on this project. Cook County agreed to help the HACC with the soft costs. The County signed on for \$2.56 million, so the HACC needs to get that much funding for it from IHDA, and HOME. With the 9% credits, then we can build it. It's going to be on the site where the old St. James Hospital used to be. We have been in touch with the Franciscans who currently own that, but they have not been responsive to the HACC. If they do not respond, then we can look into the site that's southeast that the City of Chicago Heights owns.

The HACC will turn in the Choice Neighborhood Planning Grant. It's a \$30 million grant and the process has been underway for 3 years. Tim Kollar will be presenting the details at a future board meeting.

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2019 - HACC – 13

A Resolution Authorizing Payments by the Housing Authority of Cook County to the Cook County Treasurer's Office in Lieu of Taxes was presented for approval. Following discussion, Chair Paul Roldan requested a motion to approve Resolution 2019-HACC-13, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

RESOLUTION NO. 2019 - HACC – 14

A Resolution Authorizing the Executive Director, in his capacity as Chief Executive Officer, to enter into a Contract with Clearpointe Construction for the replacement of 663 windows at Golden Towers I & II was presented for approval. Following discussion, Chair Paul Roldan requested a motion to approve Resolution 2019-HACC-14, which was moved by Commissioner Polly Kuehl and was seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2019 - HACC – 15

A Resolution Authorizing the Executive Director to Award Fourteen (14) Project Based Vouchers to the Sertoma Centre Inc., for the Development of the Union Avenue Apartments, A Permanent Supportive Housing Community of Orland Park, IL, was presented for approval. Following discussion, Chair Paul Roldan requested a motion to approve Resolution 2019-HACC-15, which was moved by Commissioner Polly Kuehl and was seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2019 - HACC – 16

A Resolution Authorizing the Executive Director to Award Twenty (20) Project Based Vouchers to the Perlmark Housing Group for the Development of the Kensington Senior Residences, A Senior Community in Mount Prospect, IL was presented for approval. Following discussion, Chair Paul Roldan requested a motion to approve Resolution 2019-HACC-16, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

FINANCIAL REPORT

Karl Becker, Chief Financial Officer, presented the financial report. He reported that the Public Housing shows costs on a year to date basis that are a little higher than what we have budgeted for. Part of that is because we have one of the properties that we’ve budgeted as being converted to RAD is still in there and it is showing some losses. The reason for that is we have artificially kept the occupancy low in that property because of the RAD conversion; we need to have a certain number of units unoccupied when we start the rehab construction work. It’s been delayed for Vera Yates in Ford Heights, Illinois, but we expect to be closing soon.

The Housing Choice Voucher program is doing very well and the administration fees are profitable. Director Sheryl Seiling and her team continue to do well with the Housing Choice Voucher Program. Page 29 of the Board Book gives you a synopsis of the Housing Choice Voucher funds that we receive from HUD and the funds that we pay out in Housing Assistance Payments to participating landlords.

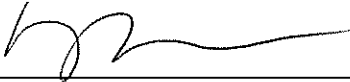
In June, HUD shorted us some funds, so that's why you see a loss, but it will be made up in the next quarter from the HUD-held reserve. They do that at the end of the year so they make sure they have enough funds as their fiscal year ends in September.

The Central Office Cost Center on a year to date basis shows a loss because we haven't yet realized the developer fees that we have earned. We exclude the developer fees until received. If the development team expenses (approximately \$122,000 – \$128,000) were excluded from the COCC's year to date expenses the result would be income in the COCC instead of a loss. When the developer fees are realized we will reflect income in the COCC.**ADJOURNMENT**

Chair Paul Roldan requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 3:20 p.m.

Respectfully submitted by:



Wendy Walker Williams
Vice Chair, Acting Chair

10/17/19

October 17, 2019



Richard J. Monocchio
Executive Director

10/17/19

October 17, 2019