

**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
October 17, 2019, 2:00 PM**

ROLL CALL

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

CALL-IN: Deniece Jordan-Walker, Commissioner
Saul Klibanow, 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
Deborah O'Donnell, Director of Procurement
Darrick Shafer, Regional Manager North
Debbie Kyker, Executive Assistant
Phyllis Johnson, Paralegal
Sheryl Seiling, Director of Rent Assistance
Nick Mathiowdis, Director of Communications
Tim Kollar, Manager of Workforce Initiatives

Other Attendee(s): Bill James, Camiros Ltd.
Nosa Ehimem, Bowa Construction
Ray Cisco, McHugh Construction
Brian Kidd, Pappageorge Haymes Partners
Ellen Manasse, Power Construction

JOURNAL OF PROCEEDINGS FOR OCTOBER 17, 2019

CALL TO ORDER

Vice Chair, Acting Chair Wendy Walker-Williams called the October 17, 2019, Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 p.m.

PUBLIC COMMENTS

Acting Chair Wendy Walker-Williams opened the floor for public comments. No public comments were made.

ANNOUNCEMENT OF THE RESIGNATION OF PAUL ROLDAN

Executive Director Richard Monocchio announced that the Housing Authority's Board Chair, Paul Roldan, has resigned from the Board of Commissioners. The HACC will have a ceremony to honor the former Chair Paul Roldan for his leadership, service, and compassion for low-income families that he has provided to the Housing Authority of Cook County.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve a ceremony for former Chair Paul Roldan to honor him for his dedication to HACC, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

Prior to taking the vote on the oral motion for approval of the ceremony, Acting Chair Wendy Walker-Williams requested a motion to approve the participation of Commissioners Deniece Jordan-Walker and Saul Klibanow in the meeting by telephone, which motion was made and seconded. The motion to approve their participation by telephone carried with all "ayes."

CONSENT AGENDA

A Motion was made by Acting Chair Wendy Walker-Williams and seconded by Commissioner Polly Kuehl and Commissioner Nilda Soler for the approval of the Minutes of the August 15, 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’s new development is coming together to build a 15 story high-rise in Evanston. The property would be mixed-income tenants. The rents would be based on the market rate for properties with a view of Lake Michigan and 20% of the units would be for very low income tenants. These will be one-bedroom units. Executive Director Richard Monocchio would like this high-rise to bridge the affordability gap between Downtown and the urban communities of Evanston. The more height that the City of Evanston approves, the more affordability the building will have.

The HACC will also 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. IHDA still has not released their Qualified Allocation Plan, but when they do we will put in the preliminary application and then put in the full application in the first quarter of next year.

This was another very competitive process for Architectural/Engineering (A/E) Design Services, and this project for veteran housing will cost approximately \$18 to \$20 million. The HACC will invite Harley Ellis Devereaux to next board meeting for follow-up on the construction project.

Mr. Monocchio introduced Tim Kollar to present the report on the Choice Neighborhood Planning Grant for the redevelopment of Chicago Heights. Tim Kollar reported that the HACC was awarded the Choice Neighborhood Planning Grant a couple years ago to revitalize downtown and the east side of Chicago Heights, and we’re the only housing authority in the country to be awarded that planning grant and we’re proud of that fact. There are about 4 or 5 catalyst projects to transform those areas and this is one of them.

The HACC has been working with the Franciscans, who own the St. James Hospital on Lincoln Highway & Chicago Road. They agreed two weeks ago at their board meeting to donate 2.5 acres of land to the City of Chicago Heights. The city will then provide it to the HACC and we are working with Harley Ellis Deveraux to design a beautiful building that will really revitalize and be a catalytic project to transform the area and to serve a great population to provide veterans a place to live.

Mr. Monocchio also reported that the HACC has awarded 18 project based vouchers to Ross Financial Services for the development of the Broadview Senior apartments in Broadview, Illinois. Mr. Monocchio reports that he toured the site and met with the Mayor of Broadview and his staff. Mr. Monocchio states that the site is near public transportation and shopping areas, and is accessible.

Mr. Monocchio introduced Director Sheryl Seiling to present the report on the Broadview Senior Apartments. Sheryl Seiling reported that the Broadview Senior Apartments will have 70 units and they are requesting 18 project based vouchers and the age population is 55 and older. When we put out our Request For Proposals at the beginning of 2019, we were talking about senior housing. One of the things that we have struggled with a little bit with the project based vouchers in senior housing is that the owners do not want people who are not either 55 or 62 and older living in the properties with the seniors. We have an issue with that because we have a lot of grandparents who are raising their grandchildren in their homes. Our request to the owners is to not restrict the occupancy solely to people 55-62 years and older and the owners agreed to our request.

The Broadview senior site is close to where we have senior housing in Bellwood and Forest Park that are just starting to lease up. The Senior Suites of Bellwood that we brought online in 2015 has 19 project based vouchers and only 6 of those units has turned over in 5 years, which is great for the building but it doesn't really help people who are still looking for housing in that age group. There's definitely a need for more senior housing in that area. They have arrangements with the Housing Opportunity Development Corporation that will be providing the supportive services. They are looking to assist the seniors with keeping an active lifestyle to stay healthy. We are really excited about the development and location of the senior site. They will also have amenities like a Community Room and arts & crafts.

Executive Director Richard Monocchio would like the Board of Commissioners to tour the south suburban properties that have completed rehab. A tour and meeting will be scheduled for December 12, 2019.

Mr. Monocchio reported that the rehabilitation work at Vera Yates in Ford Heights is now completed. We now have a total of 9 properties that have been completed.

The HACC has been approached by HUD to take the City of Maywood voucher program and the HACC has agreed to administer Maywood's 449 voucher program.

The HACC is also the acting Fiscal Administrator for the State of Illinois and the *Colbert Decree* Program for several years. The State of Illinois decided to take back the debit card process of this through which the clients purchase their furniture and household items. The HACC will still manage the HQS inspections and HAP payments to the landlords.

Mr. Monocchio reported that he was a panelist at a convention in San Antonio, Texas regarding the Mobility program. Mr. Monocchio states that HACC is the first housing authority to use the small area fair market rents. The Obama Administration mandated that larger public housing authorities use small area fair market rents to deconcentrate poverty. The Trump Administration blocked the rule but lost in court. All these new housing authorities were in the audience, too, and they all feared the new implementation. Mr. Monocchio addressed the audience on this topic and shared the HACCs positive experience with the implementation of the small area fair market rent system.

The HACC had a very successful summer program with the kids for the summer camp program. The HACC is considering fundraising to continue the summer program.

Mr. Monocchio also reported that the HACC will be opening the housing choice voucher program waitlist in the first quarter of next year. The HACC currently has approximately 4,700 names on the waitlist. The HACC has invited everyone from the waitlist to update their contact information by email or phone. Some people from the waist list have received vouchers already from other housing authorities. The HACC will be marketing the opening of the waitlist by newspaper, radio, public library, and the HACC's website.

Mr. Monocchio reported that we have 68 Community College Students enrolled into Prairie State College and South Suburban College.

PRESENTATION OF RESOLUTIONS
RESOLUTION NO. 2019 – HACC – 17

A Resolution setting the Regular Housing Authority Board of Commissioners Meeting Schedule for the Calendar Year 2020. General Counsel Jon Duncan presented the motion, explaining that a schedule of public meetings is required by the Illinois Open Meetings Act to be published each year. Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-17, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes.”

RESOLUTION NO. 2019 - HACC – 18

Because Resolution 2019 – HACC -18 deals with authorization to enter into negotiations for the sale of HACC-owned real estate, consideration of Resolution 2019 – HACC -18 was postponed until after the conclusion of the Executive Session that concerns the pricing for the sale. See below.

RESOLUTION NO. 2019 - HACC – 19

A Resolution Authorizing the Executive Director to enter into negotiations with McHugh Bowa Evanston Tower Joint Venture LLC., for Design-Build Services for the Evanston Tower located at 1900 Sherman Avenue, Evanston, Illinois. Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-19, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2019 - HACC – 20

A Resolution Authorizing the Executive Director to enter into a Contract with Harley Ellis Devereaux for Architectural/Engineering (A/E) Design Services for Veteran Housing in Chicago Heights, Illinois. Following the discussion, Acting Chair Wendy Walker-Williams requested a

motion to approve Resolution 2019-HACC-20, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

RESOLUTION NO. 2019 – HACC – 21

A Resolution Authorizing the Executive Director to Award Eighteen (18) Project Based Vouchers to Ross Financial Services, Inc., for the Development of the Broadview Senior Apartments, A Senior Community in Broadview, Illinois. Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-21, 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 a loss of \$94,000 to Vera Yates Homes. Mr. Becker states of the \$111,000 that HACC has losses; we gained a positive \$17,000. Part of that is because Vera Yates properties that we’ve included in the HACC budget has just converted to RAD, but it is still included in the calculations, and it is showing some losses. The reason for that is we have artificially kept the occupancy low in that property in order to make room for the RAD conversion and construction. We need to have a certain number of units to be 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 and has profit of nearly \$800,000. Mr. Becker reported that at page 32 of the Board Book includes 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.

The HACC is still waiting to receive some funds from HUD because we show almost \$2,000,000 that needs to be released. Mr. Becker states that HUD had at the end of June nearly \$10M of

HUD held reserves of HACC's funds. 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 of just under \$200,000. Part of that is because we have budgeted approximately \$1.9 million of developer fees to come in. Once those come in as part of the partnership or operating agreement, the HACC have to meet certain criteria. Once those are met, the HACC will receive the developer fees and the capital contributions will come in from the investors. So when the fees come in the HACC will be right in line for the HACC's year-to-date budget. We are looking for \$4 million to come in from developer fees.

EXECUTIVE SESSION

Following the Financial Report, the Board went into Executive Session to discuss selection of persons to fill vacancies, and to discuss the setting of a price for the sale or lease of property owned by the public body, pursuant to sections 2(c)(3) and 2(c)(6) of the Illinois Open Meetings Act.

These matters were discussed in the Executive Session, for which non-public minutes are kept. Following the discussion, the Executive Session was terminated. No votes were taken during the Executive Session.

REGULAR SESSION RESUMED

The public regular meeting reconvened following the Executive Session.

RESOLUTION NO. 2019 – HACC – 18

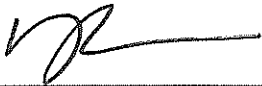
A Resolution Authorizing the Executive Director to enter into Negotiations and a Contract for the Disposition of the Former Site of the Edward Willett Homes in Robbins, Illinois. Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-18, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all "ayes."

ADJOURNMENT

Acting Chair Wendy Walker-Williams requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

The Regular Board Meeting was adjourned at approximately 3:45 p.m.

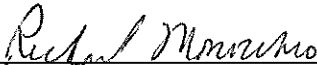
Respectfully submitted by:



Wendy Walker-Williams
Vice Chair /Acting Chair

12/12/2019

December 12, 2019



Richard J. Monocchio
Executive Director

12/12/19

December 12, 2019