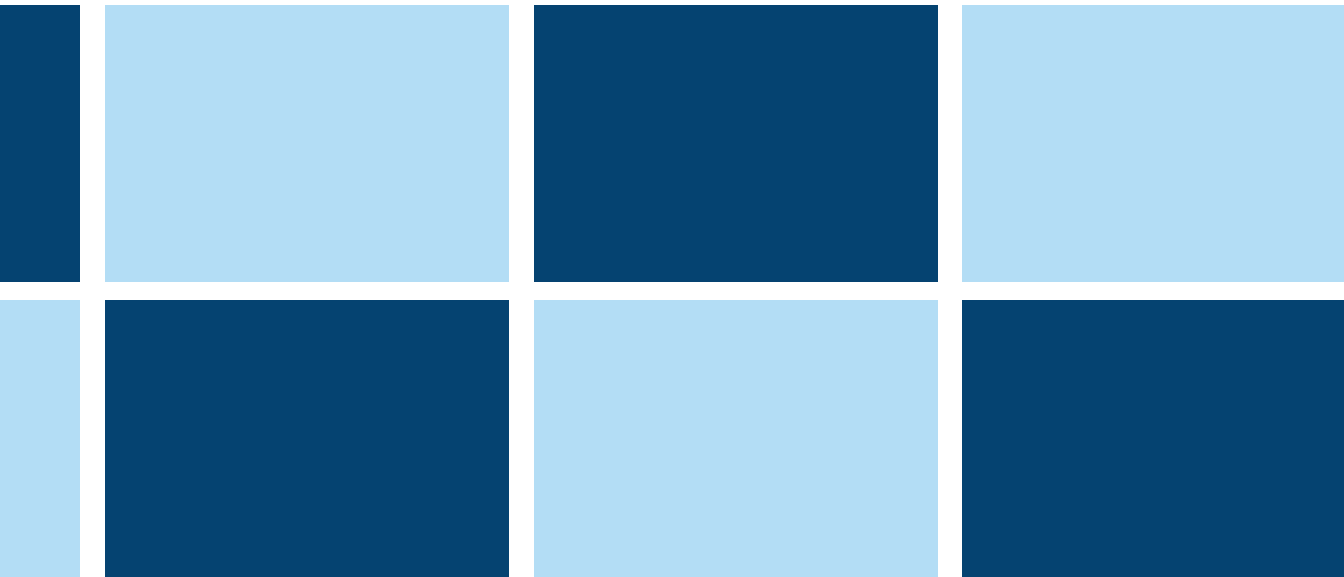




HOUSING AUTHORITY OF COOK COUNTY

# 2019 ANNUAL REPORT

BUILDING COMMUNITIES. CHANGING LIVES... SINCE 1946



# TABLE OF CONTENTS

**04** HACCC At-A-Glance

**06** RAD Redevelopment

**10** Supportive Services

**12** Special Voucher Programs

**14** Community Outreach and Planning

**16** Events

**18** Awards

# From the Desk of the Executive Director



It's been a busy year for all of us here at the Housing Authority of Cook County. As you'll see in the pages of this year's Annual Report, we have continued to increase outreach to the communities we serve, reinvest in our housing portfolio across the suburbs, and have doubled-down on efforts to connect our residents with resources to help them live their best lives - now and into the future.

First and foremost, at the heart of what we do at HACC is providing affordable housing to our county's most vulnerable citizens - veterans, single-parent families, and individuals with disabilities. While Public Housing Authorities across the

country are facing a backlog of repairs amounting to billions of dollars, HACC has decided to take the challenge head on. Since beginning construction in 2015, HACC has leveraged \$200 million in public and private funds to renovate over 1500 HACC-owned and managed units. These efforts will ensure that our residents have safe, decent and affordable housing for decades to come.

Regarding the latter part of our mission, to provide economic opportunity for our residents, HACC has re-committed to its vision where all Cook County residents have a chance to thrive and become self-sufficient. Past programs have continued to grow while new programs have been launched with collaborators both new and old. These programs are a testament to the fact that established programs can have new life breathed into them, and that public sector organizations such as HACC can act as hubs of innovation.

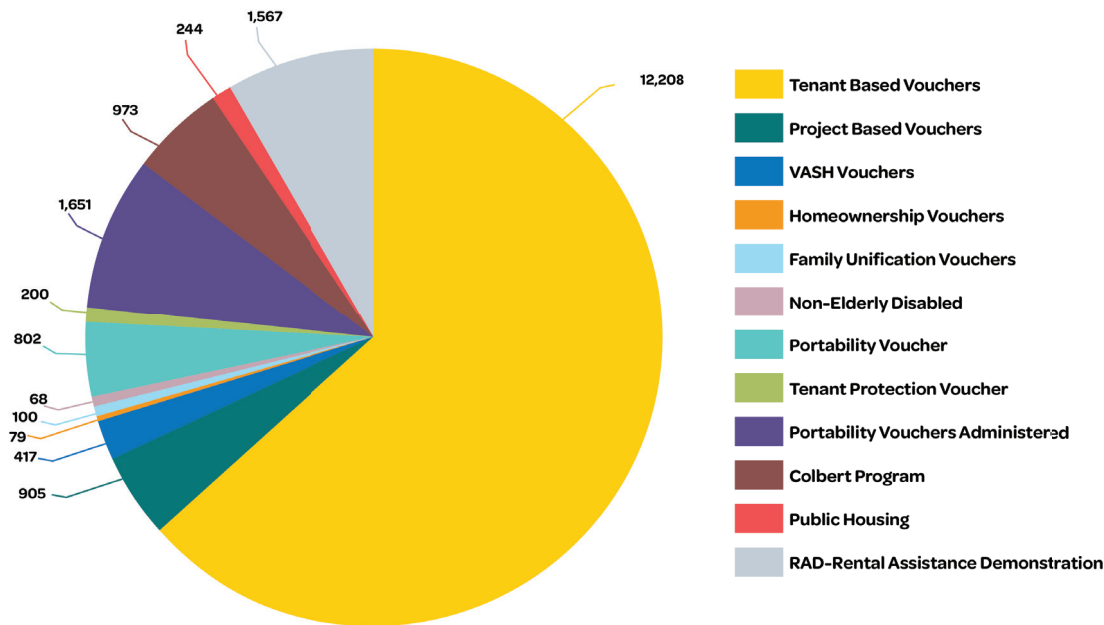
These programs, and the lives of the families they impact, are what make our work so rewarding. When affordable housing and supportive services come together, our communities are provided with the opportunity to flourish. HACC is proud to lead the way in these endeavors and re-commit to the cause.

Here's to a New Year,

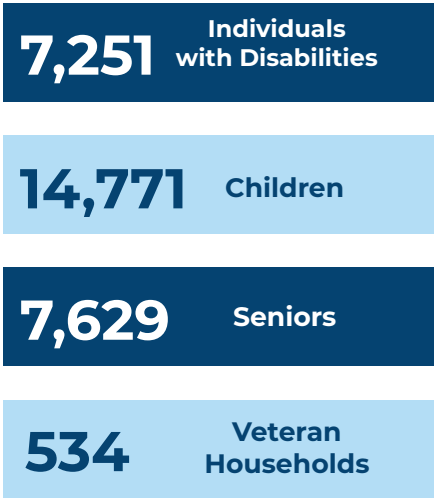
Richard Monocchio, Executive Director  
Housing Authority of Cook County

# HACC At-A-Glance

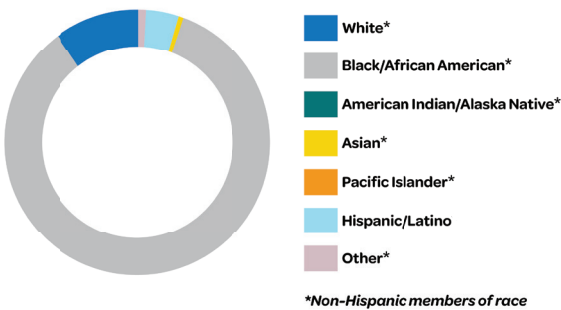
## Affordable Housing Programs



## Vulnerable Populations



## Demographics





# HACC Finance Report

Sources	Revenues
Tenant Rents	\$4,129,613
Housing Choice Voucher and Related Grants	\$ 133,314,636
Investment Income—Unrestricted	\$ 129,486
Capital Grants	\$ 50,779
Fee Revenue	\$ 81,698
Fraud Recovery	\$ 150,500
Other Grants	\$ 10,346,744
Other Revenues	\$ 50,633,751
Total Sources	\$198,837,207

Uses	Expenses
Administrative	\$ 5,601,522
Salaries & Benefits	\$ 9,115,427
Tenant Services	\$ 1,913,572
Utilities	\$ 1,429,746
General, Maintenance, & Operations	\$ 3,869,143
Housing Assistance Payments	\$ 122,020,129
Portability-in	\$ 29,579,689
Depreciation	\$ 3,682,979
Interest Expense and Amortization Cost	\$ 887,356
Protective Services	\$ 258,347
Insurance Premiums	\$ 945,753
Other Expenses	\$ 805,178
Total Uses	\$ 180,108,841
Net Income	\$ 18,728,366

# RAD Redevelopment

This year marked the substantial completion of HACC's redevelopment efforts across suburban Cook County. Since beginning construction in 2015, HACC has rehabilitated over 1500 units of affordable housing in its portfolio through the Rental Assistance Demonstration (RAD), a federal program that provides financial avenues for PHA's to address needed capital improvements of affordable, federally-assisted rental housing properties. To date, HACC has leveraged over \$200 million through RAD to preserve these affordable properties for the future.

## South Suburban Senior Living

- Total # of Units: 223
- Total Project Cost: \$28.1 MM
- Closed March of 2018
- Construction Completed November 2019



## Community Spaces at Edward Brown – Robbins, IL



## Southern County Community Housing

- Total # of Units: 233
- Total Project Cost: \$26.5 MM
- Closed March of 2018
- Construction Completed December 2019



### Community Spaces at Golden Towers – Chicago Heights, IL



## Richard Flowers Homes and Vera Yates Homes

- Total # of Units: 100
- Total Project Cost: \$19.8 MM
- Closed March of 2018
- Construction Completed December 2019

- Total # of Units: 116
- Total Project Cost: \$24.9MM
- Closed September 2019
- Construction Completion Scheduled Late 2020





# Evanston Senior Redevelopment

- Total # of Units: 199
- Total Project Cost: \$23.8 MM
- Closed January 2015
- Construction Completed May 2016



## Community Spaces at Jane R. Perlman – Evanston, IL



# North Suburban Housing

- Total # of Units: 244
- Total Project Cost: \$27.7 MM Closed
- Closed September 2015
- Construction Completed December 2016



## Cook County Suburban Redevelopment

- Total # of Units: 226
- Total Project Cost: \$30.7 MM
- Closed August of 2017
- Construction Completed December 2019



### Community Spaces at Wheeling Tower – Wheeling, IL



## Franklin Tower and Henrich House

- Total # of Units: 226
- Total Project Cost: \$30.7 MM
- Closed August of 2017
- Construction Completion Scheduled Late 2020





# Supportive Services



## Forest Preserve Experience (FPE)

FPE is a five-week summer internship program that introduces high school-aged residents from the Housing Authority of Cook County's Housing Choice Voucher (HCV) and Public Housing programs to work and education throughout the Forest Preserves of Cook County (FPCC). In 2019, HACC invested an additional \$85K (\$275,000 total) to allow 112 HACC Youth to participate in this year's FPE class.



## OMD Scholarship Program:

Now in its fourth year, HACC's scholarship program grew to 102 participants in 2019. Through this program, low-income residents have access to scholarships and support at Prairie State and South Suburban Colleges. Thanks to a CDBG grant awarded late in the year, this scholarship program will be expanded to all low-income South Suburban residents who meet the eligibility requirements.



## Youth Baseball

Now in its second year, HACC sponsored a summer little league team based in Ford Heights, IL. 18 youth participated this season and were excited to host President Preckwinkle as she came out for a game to throw out the first pitch.



## Family Self-Sufficiency (FSS) and Homeownership Program

A flagship program for the Human Services side of HACC, the FSS and Homeownership Programs assist HACC residents interested in increasing their income so that they may become self-sufficient and/or homeowners. In 2019, HACC's FSS Coordinators helped 40 HACC residents achieve their goals and graduate from the program.



### Community Choice Program (CCP)

Launched in 2016, HACC's CCP assists households interested in relocating to Areas of Opportunity in suburban Cook County - communities with racial diversity, high performing schools, and low-crime rates, among other indicators. This year, CCP Mobility Counselors assisted over 127 households in their moves to Areas of Opportunity throughout HACC's jurisdiction.



### Dixmoor STEM Program

The Dixmoor STEM Program hosted youth from HACC-assisted households aged 7-13 interested in the fields of science and technology. This year's program centered around hands-on activities that included Forensic Science, Coding, Building an App, Robotics, Video Game Design, Lego Education Projects and more.



### Youth Computer Training Program

In collaboration with Prairie State College, HACC sponsored a summer youth program for HACC high schoolers working toward the CompTIA A+ Certification. Through this program, youth learned the basics surrounding computer technology, installation and configuration of PCs, laptops, related hardware, and basic networking. Six youth participated in this program's inaugural year with plans for expansion in 2020.



### beWELL SummerWorks

Provided in partnership with Youth Guidance (YG), HACC launched a new internship program that invited eight youth from the local communities who are enrolled in YG's "Becoming a Man," or B.A.M. Program. The internship is based at HACC public housing sites across south suburban Cook County where the youth work on small restoration projects, beautification initiatives and day-to-day administrative tasks necessary to keep the sites running smoothly.

# Special Voucher Programs

HACC is committed to providing affordable housing to residents of Cook County that need it most. Veterans, individuals experiencing homelessness, members of the reentry community and child-welfare involved families are among the nearly 2000 vulnerable residents HACC assists through these special programs.

## Faces Of The HACC



**Robert, Gulf War Veteran**

VASH Voucher Recipient

"After living with undiagnosed PTSD for decades, I finally hit my lowest point. I was drinking too much, had lost my job, and was bouncing from couch to couch spending many nights out in my car...eventually I said enough, and I reached out for help. After being connected to a voucher through HACC, life has completely changed. You wouldn't even recognize the man I was a year ago...not worrying about where I'm going to sleep at night, and whether I'll be able to afford it, has allowed me to reconnect in therapy. I finally feel like I have a sense of balance in my life, and I'm hopeful for the future..."





## Johnny

Reentry Voucher Recipient

"I can't even remember the last time I had my own place. When you're using drugs, you don't really care about anything or nothing that happens in your life. After using for nearly 50 years, I'm finally out of that fog and this place has been the stability I needed. Without it, I'd probably be on the same streets in the same neighborhood that I got caught up in... since moving in, I've been able to reconnect with my family. They don't see me as a drug addict looking for a handout anymore, but as a father, brother and son."



## Edith

Homeownership Voucher Recipient

"When I got my voucher, my kids were really small. For years, I was just trying to stay afloat and survive, and I didn't think more was possible...this program has made my dreams come true. I'm still in disbelief that I'm a home owner...I never thought it would happen. And I know it wouldn't have, if it weren't for the public assistance I got through y'all and Illinois. This step has made me realize that I'm capable of more than I thought...I feel like a community builder. To everyone that thinks like I thought...doubting themselves...I'm here to tell you, you can do it."

# Community Outreach and Planning

## Regional Assessment of Fair Housing (AFH)

For the first time in the region's history, Public Housing Authorities, local governmental jurisdictions, and Community Partners from across northeastern Illinois have come together to create an affordable housing plan that benefits all of the region's residents. 2019 marked the beginning of this process with the implementation of community engagement events, and an in-depth analysis of current housing market conditions and barriers to fair housing. In 2020, partners will extrapolate the findings to work toward solutions for the future.



## Community Resource Fairs

A critical component of HACC's work is connecting our residents to resources so that our communities have the opportunity to thrive. Throughout 2019, HACC hosted and participated in dozens of community resource fairs so that our residents, and all of suburban Cook County, could access the educational, occupational and health-related resources families need to live their best lives.

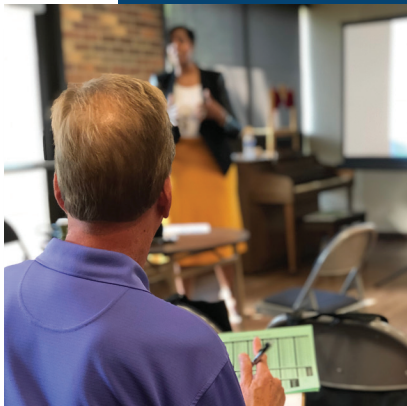




## Choice Neighborhoods Planning Grant

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In 2019, HACC continued its work with the Choice Neighborhoods Planning Grant (HUD) aimed at revitalizing and redeveloping the Chicago Heights, IL area. HACC is one of six grantees nationwide with plans to develop distressed communities through improvements in affordable housing infrastructure, education/youth initiatives, job training, transportation, and employment opportunities.



## Mobility Landlord Outreach and Resident Roundtable

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While HACC's Community Choice Program, a special program aimed at assisting residents interested in moving to high-opportunity areas, has been in place since 2016, this year saw renewed efforts to engage landlords and solicit feedback from residents. Landlord outreach events and mobility roundtables were held in strategically-chosen communities to help make the CCP stronger in 2020.



## Landlord Seminar

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In July of this year, HACC hosted its inaugural Landlord Seminar. A new event for suburban landlords interested in doing business with HACC, this day-long event was the first of a planned series of annual seminars aimed at connecting property owners with HACC's Housing Choice Voucher (HCV) Program. Speakers from HACC, the Cook County Dept. of Public Health, the Cook County Sheriff's Office and others presented on topics relevant to landlords in suburban Cook County and were provided resources to help their businesses grow.



# Resident Events

Easter



Mother's Day



Evanston  
Mobile  
Library



Block Party



Bingo



Youth  
Boxing Day



# Employee Events

Black  
History  
Month



Mardi  
Gras



Six Flags



Breast  
Cancer  
Awareness



Halloween



# Awards

## 2019 Forest Preserve Experience

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**Nan McKay Resident Service Award -  
Honorable Mention**

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**NAHRO Award of Merit**

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**IAPD Intergovernmental  
Cooperation Award**

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# 2019 beWELL

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**Horizon Interactive Award -  
Gold Winner**

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**W3 Award - Silver Winner**

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**Phyllis Johnson**  
**Chicago Sky #RedefinePossible**  
**Women's Leadership Award**

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Building Communities, Changing Lives...since 1946

