

**JOURNAL OF THE PROCEEDINGS  
OF THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF COOK COUNTY**

**REGULAR BOARD MEETING  
Housing Authority of Cook County  
175 W. Jackson Blvd., Suite 350  
Chicago, IL 60604  
December 12, 2019, 2:00 PM**

**ROLL CALL**

**PRESENT:** Wendy Walker-Williams, Vice Chair, Acting Chair  
Polly Kuehl, Commissioner  
Nilda Soler, 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  
Lekisha Bannister, Regional Manager South  
Debbie Kyker, Executive Assistant  
Phyllis Johnson, Paralegal  
Sheryl Seiling, Director of Rent Assistance  
Nick Mathiowdis, Director of Communications

**Other Attendee(s):** Larry Ford, HEN Inc.  
Judith Caira, Affordable Housing Solutions

## **JOURNAL OF PROCEEDINGS FOR DECEMBER 12, 2019**

### **CALL TO ORDER**

Vice Chair / Acting Chair Wendy Walker-Williams called the December 12, 2019, Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:00 p.m.

### **PUBLIC COMMENTS**

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

### **CONSENT AGENDA**

A Motion was made by Vice Chair / Acting Chair Wendy Walker-Williams and seconded by Commissioner Polly Kuehl and Commissioner Nilda Soler for the approval of the Minutes of the October 17, 2019, Regular Meeting and Executive Session 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 implementing the new census tracking of the public housing residents and Housing Choice Voucher clients to be counted in the 2020 U.S. federal census. Director of Communications Nick Mathiowdis reported that the HACC has been putting the word out about the 2020 census in the HACC's newsletter and linked to the Cook County Board President Toni Preckwinkle's blog post and on the major social media sites to encourage all HACC residents to be counted in next year's census. The HACC's south suburban residents are hard to count because some residents are apprehensive about being counted in the 2020 census and unsure about how it affects them. The HACC will be introducing marketing materials to provide to residents regarding the upcoming 2020 census.

Mr. Rich Monocchio met with the new IHDA Director, Kristin Faust, who would like to take a tour of renovated properties of HACC. This tour will take place on January 10, 2020.

Mr. Monocchio reported that the IHDA application will be submitted in March of 2020 for the new Chicago Heights veteran's housing.

Mr. Monocchio also reported that he will meet with Cook County Board President Toni Preckwinkle to discuss the vacancies on the HACC's Board of Commissioners and the appointments of new Commissioners.

Mr. Monocchio also reported that the HACC will be the recipient of the Intergovernmental Cooperation Award for the HACC's Summer Youth Employment Program in affiliation with the Illinois Association of Park Districts and the Cook County Forest Preserve Experience Program.

The award will be received from the Cook County Board President's Office for the HACC's dedication and leadership of helping underserved youths have fun while learning life skills.

Executive Director Rich Monocchio has been working with the Illinois Department of Human Services and the Managed Care Organizations to try to get them to work with the residents in suburban Cook County for better mental health care and for substance abuse problems.

## **PRESENTATION OF RESOLUTIONS**

### **RESOLUTION NO. 2019 – HACC – 22**

A Resolution to Ratify an Intergovernmental Agreement with the Chicago Housing Authority to Administer Certain Housing Choice and Project-Based Vouchers.

Following the discussion, Vice Chair / Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-22, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Polly Kuehl. The motion carried with all "ayes."

### **RESOLUTION NO. 2019 - HACC – 23**

A Resolution Authorizing the Executive Director to Award Twenty-Five (25) Project Based Vouchers to Communities for Veteran LLC for the Development of Freedom's Path at Hines III in Hines, IL.

Following the discussion, Vice Chair / Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-23, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

### **RESOLUTION NO. 2019 - HACC – 24**

A Resolution Authorizing the Executive Director to enter into a new Intergovernmental Agreement with the Participants in the Regional Housing Initiative.

Following the discussion, Vice Chair / Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-24, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes."

## **RESOLUTION NO. 2019 - HACC – 25**

A Resolution Authorizing the Submission of the Agency Plan for Fiscal Year 2020 to the U.S. Department of Urban and Housing Development.

Following the discussion, Vice Chair / Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-25, which was moved by Commissioner Polly Kuehl and seconded by Commissioner Nilda Soler. The motion carried with all “ayes.”

## **RESOLUTION NO. 2019 – HACC – 26**

A Resolution Authorizing the Executive Director to enter into an Intergovernmental Agreement with the Housing Authority of Joliet.

Following the discussion, Vice Chair / Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2019-HACC-26, 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 some losses for the year due to allocation of our frontline fees to the properties for accounting purposes.

Frontline fees are expenses that are attributable to Central Office employees who work entirely on public housing or projects that are not part of any other services.

Examples of frontline expenses would be Monica Slavin’s team, which does the leasing for public housing, and the Financial Analyst in the Finance Department who handles the receivables and other billing for the HCV program. The projects would each get charged the frontline fees for the corresponding staff work in order to properly allocate to each project the expenses associated with the staff time.

After the RAD conversions, we only have four public housing properties remaining in our portfolio, which represents approximately 338 units in public housing. At one point we had over two thousand public housing units. By the end of the year, we expect to break even in costs and expenses for the Central Office.

The Housing Choice Voucher program leasing has increased and, as a result, we have more than \$250,000.00 over our anticipated income, representing an unanticipated profit for the year. This gives us the flexibility to expand programs for our HCV residents and it helps to provide funding for the HACC Forest Preserve Summer Youth and HACC Scholars Program.

Page 54 of the Board Book refers to our restricted Housing Assistance Payment (HAP) revenue, which is for the Housing Choice Voucher Program. Currently, HUD has shorted us funds in the current period in this report, but we expect that we will be getting it back by the end of the year. HUD states that they are waiting until the end of the year to release the reserves of \$2.9 million. The last notice reflected approximately \$8.8 million in HUD-held reserves to offset the HAP. HUD is already looking at ways to reduce how much they fund us in the next few months going into January or February of 2020, but we can see that it is sufficient to cover this and what we project as our HAP expenses.

For the Central Office, we are still waiting on our developer fees on the 4% RAD projects. Those projects are closing out as the construction is finalizing, and the HACC is in the process of applying for cost certifications and getting tax credits. Once those come in as part of the operating agreement, the HACC will 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 with the HACC's year-to-date budget. We are expecting approximately \$4.6 million to come in from developer fees.

## **OTHER BUSINESS**

### **GENERAL COUNSEL'S REPORT**

General Counsel Jon Duncan reported that Illinois is legalizing marijuana as of January 1, 2020, and this will cause some conflicts with the federal laws that govern Public Housing Authorities. Federal rules continue to classify marijuana as a controlled narcotic and HUD rules will continue to prohibit possession or use of marijuana in federally assisted housing. Accordingly, the use or the possession of marijuana will continue to be illegal for our program participants, despite the fact that it will be legalized statewide next month.

We are going to be sending out a letter within the next week or two to explain this dichotomy to our program participants. The Chicago Housing Authority did this a couple of weeks ago and it caused quite an outcry. We are learning from their experience and we have been consulting with some other Housing Authorities around the country that have already gone through this and we are tweaking our announcements accordingly.

We also have had a non-smoking policy in place for quite some time, and it doesn't matter if it is tobacco, recreational marijuana, or even medically prescribed marijuana. It is prohibited to smoke or consume anything on the HACC's property.

Under current federal law, the HACC cannot even grant a reasonable accommodation request for someone who has a documented medical need for prescription marijuana that is prescribed for a medical reason, such as the treatment of glaucoma.

In summary, the use or possession of marijuana will continue to be illegal in our assisted properties even after it otherwise becomes legal in Illinois beginning January 1.

**ADJOURNMENT**


Vice Chair / Acting 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 Saul Klibanow. The motion carried with all "ayes."

The Regular Board Meeting was adjourned at approximately 3:08 p.m.

Respectfully submitted by:

  
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Wendy Walker-Williams  
Vice Chair /Acting Chair

  
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DATE

  
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Richard J. Monocchio  
Executive Director

  
\_\_\_\_\_  
DATE