

**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
August 20, 2020, 2:05 PM**

Held remotely via Zoom.com without a central meeting location, due to a declared public health emergency.

ROLL CALL

COMMISSIONERS PRESENT VIA ZOOM.COM:

Wendy Walker-Williams, Vice Chair, Acting Chair
Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Norma Salleh-Barone, 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
Lekisha Bannister, Regional Manager South
Deborah O'Donnell, Procurement Manager
Debbie Kyker, Executive Assistant
Sheryl Seiling, Director of Rent Assistance
Emily Orenstein, Manager of Communications and Policy
Phyllis Johnson, Paralegal

Other Attendee(s): Chris O'Hara, Chicago Documenters
Harvetta Price, Visitor
Kay Johnson, TW Property Management
Gregory Klosowski, Pappageorge Haymes Partners
David Haymes, Pappageorge Hayes Partners

JOURNAL OF PROCEEDINGS FOR AUGUST 20, 2020

CALL TO ORDER

Vice Chair, Acting Chair, Wendy Walker-Williams, called the August 20, 2020 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:05 p.m.

ILLINOIS OPEN MEETINGS ACT COMPLIANCE PROTOCOL FOR REMOTE MEETING

Jon Duncan, General Counsel, read the following statement required by the Illinois Open Meetings Act: "The Governor has issued a disaster declaration as it relates to public health and all of Cook County is covered by the disaster area. The Executive Director has determined that an in-person meeting is not prudent or practical because of the disaster."

The identity of all commissioners who were participating in the meeting via Zoom.com were verified. All members of the public participating via Zoom.com meeting confirmed that they could see and hear the proceedings. Mr. Duncan verified that the Executive Director and the General Counsel were physically present at the regular meeting location.

An oral motion was made and seconded to approve the participation in the meeting by Zoom.com and or telephone by Vice Chair, Acting Chair, Wendy Walker-Williams, Commissioners Polly Kuehl, Nilda Soler, Norma Saleh-Barone, and Saul Kliibanow. The motion carried with all "ayes" by a roll call vote.

PUBLIC COMMENTS

Vice Chair, Acting Chair Wendy Walker-Williams opened the floor for public comments via Zoom.com. No public comments were made.

CONSENT AGENDA

A Motion was made and seconded for the approval of the Minutes of the June 18, 2020 Regular Meeting and of the June 23, 2020 Special Meeting of the HACC Board of Commissioners. The Motion carried with all "ayes" by a roll call vote.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Richard Monocchio reported that the Housing Authority of Cook County has a number of projects that are being implemented this year. The HACC has received some very

good coverage on the new VA Housing unit in Chicago Heights, IL from the Chicago *Tribune* and WBBM radio.

The Cook County has asked the HACC to run the emergency rental assistance program. This is \$20 million that Cook County has set aside from the CARES Act funding that will assist people who are unable to pay their rent due to COVID-19 related issues, and will pay up to 3 months of past due rent. We have 5,008 applicants now and the Cook County decided to extend the application deadline to August 24 following the weather-related electrical power outages of August 10 that resulted in many people being unable to submit applications electronically. The HACC has plans to implement a lottery to randomize the awards to up to 4,500 eligible applicants.

Director of Rent Assistance Sheryl Seiling reported that the HACC hopes to help all 4,500 applicants with the funds that are allocated for this. As of thirty minutes before today's meeting there were 5,008 applicants, and we have been reviewing the applications daily. HACC has the ability to check to see who currently is a Housing Choice Voucher Participant and or Low-income Public Housing Resident. Our current program participants do not qualify for this funding because they already receive housing assistance from us. Applicants must also live in Cook County to become eligible for this funding.

PRESENTATION OF RESOLUTIONS

RESOLUTION NO. 2020 – HACC – 11

Board Resolution 2020-HACC-11, Authorizing Payments by the Housing Authority of Cook County to The Cook County Treasurer's Office in Lieu of Taxes.

Chief Financial Officer Karl Becker reported that the Housing Authority of Cook County has an agreement with the Cook County Treasurer's Office for payments to be made in lieu of property taxes. We have been doing this since 1955 with the Treasurer's Office. Last year's payment was roughly \$258,000 and this year's payment in lieu of taxes is approximately \$302,000, with the difference being that the Housing Authority of Cook County has more occupancy this year as we complete construction on the South Suburban Properties. The payment is based on ten percent of the net rental rents received. This is a great benefit to the Housing Authority of Cook County.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-11, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes" by a roll call vote.

RESOLUTION NO. 2020 - HACC – 12

Resolution 2020-HACC-12, Ratifying a Contract with Comcast to Provide Internet Services to HACC's Program Participants.

Executive Director Rich Monocchio reported that the Housing Authority of Cook County will be providing internet services to our program participants. Mr. Monocchio introduced Emily Orenstein as the new Manager of Communications and Policy, replacing Nick Mathiowdis, who left the HACC for a new opportunity as the Press Secretary for Cook County Board President Toni Preckwinkle.

Ms. Orenstein was previously a Fellow from the University of Chicago, and she has learned the Housing Authority's policies and procedures in the Housing Choice Voucher and the Affordable Housing Programs.

Ms. Orenstein reported that she has been overseeing some Human Services initiatives and we had a conversation a month ago that we wanted to get involved in getting internet access for our families with school-aged children. We have communicated with other Housing Authorities that had similar plans, but there are differences in various local communities. Our research revealed that most school districts were supplying children with devices, but not with internet access. We came to an agreement with Comcast providing that the Housing Authority of Cook County will subsidize internet connection for roughly 6,500 families who have children aged from 4 to 18 years old.

We will receive one master bill and it will be roughly \$10 per month for each participant, and Comcast is providing two months free. It basically works like any average person who signs up for internet service and Comcast will be providing free installation for participants. Families will have the option to continue service at the ten dollar rate once our 2020-21 school year sponsorship period ends. Comcast provides broadband service, which is far superior to hotspot connections which many of the families now have to use when connecting to the internet, and it will be a much more stable connection for internet learning.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-12, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes" by a roll call vote.

RESOLUTION NO. 2020 - HACC – 13

Resolution 2020–HACC–13, to approve the submission of an application to the U.S. Department of Housing and Urban Development (HUD) for the disposition of up to 58 scattered site Public Housing units to enable their replacement with Project-Based Vouchers.

Executive Director Rich Monocchio reported that the Housing Authority of Cook County owns scattered site properties in Wheeling and Evanston which have not been rehabilitated in a while. The resolution will allow the Housing Authority of Cook County to modernize these properties, and it would be a great benefit to the seniors that we serve.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-13, which was moved by Commissioner Polly Keuhl and seconded by Commissioners Saul Klibanow. The motion carried with all “ayes” by a roll call vote.

RESOLUTION NO. 2020 - HACC – 14

Board Resolution 2020-HACC-14, approving and authorizing the Executive Director and the Chief Financial Officer to executive certain documents and take further corporate action in furtherance of refinancing of certain outstanding debt related to properties in Evanston, Illinois – Jane R. Perlman Apartments and Victor Walchirk Apartments.

Executive Director Rich Monocchio and Chief Financial Officer Karl Becker reported that the Housing Authority of Cook County has an opportunity to refinance the original loan of \$3.4 million with a current interest rate of 4.95%. The HACC has received paperwork to lock in the new interest rate at 2.95%. The Housing Authority of Cook County is looking to execute the refinancing of the permanent loan as soon as the resolution has been approved. This will save approximately \$38,000 per year in interest once the original loan has been refinanced.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-14, which was moved by Commissioner Nilda Soler and seconded by Commissioner Polly Kuehl. The motion carried with all “ayes” by a roll call vote.

RESOLUTION NO. 2020 - HACC – 15

Board Resolution 2020-HACC-15, authorizing the Executive Director to accept bids and to enter into a construction contract for the Central Management Office Redevelopment Project.

Executive Director Rich Monocchio reported that the Housing Authority of Cook County has fifty percent of the staff working in the downtown office at any given time and the rest of the staff is currently working from home due to the COVID-19 pandemic. The Central Management Office

(CMO) building is adjacent to Golden Towers in Chicago Heights, and has been unoccupied for quite a while.

The Housing Authority of Cook County didn't want to divert any significant funding into this building because it wasn't going to house any program participants, such as Housing Choice Voucher or Low-income Public Housing Participants. However, the CARES Act funding presented an opportunity for us to remodel the CMO, which will be a great benefit to our program participants, who will not have to travel so far to meet with our staff for a voucher issuance and to receive moving papers, recertification and or to report a change to their household.

This will also allow our staff to work close to home for those who live in the south region of Cook County. The HACC has advertised the bid and will expect that to come back in the neighborhood of \$1.5 to \$2 million to remodel this structure. By having the CMO remodeled, it would help the HACC reduce the monthly payment for rental space in downtown Chicago.

Following the discussion, Acting Chair Wendy Walker-Williams requested a motion to approve Resolution 2020-HACC-15, which was moved by Commissioner Nilda Soler and seconded by Commissioner Saul Klibanow. The motion carried with all "ayes" by a roll call vote.

FINANCIAL REPORT

Karl Becker, Chief Financial Officer, presented the financial report. He reported that HACC's Public Housing shows a small loss on a year-to-date basis. Actually the loss is due to COVID-19 when we were sheltering in place and we were unable to have our staff to service a unit and so we hired an outside vendor to repair the unit.

The Housing Choice Voucher Program shows a year-to-date basis profit of \$418,000 and we budgeted for \$204,000. That is a testament of all the hard-work that Director Sheryl Seiling and her team does daily, even during the pandemic while working from home. The Housing Assistance Payments year-to-date basis just under \$2 million of net profit that we will utilize for additional payments for landlords and tenants.

The Central Office Cost Center shows a profit of \$615,000 for the quarter, largely due to our developer fees that have come in.

Franklin Heinrich, LLC. is our latest Tax Credit property that has completed construction and we are starting to look at stabilization. The Vera Yates Homes is currently under construction.

REPORT ON THE EMERSON PROJECT IN EVANSTON

Greg Klosowski, of Pappageorge Haymes Partners, reported on the new Evanston Project at 1900 Sherman Ave. "The Emerson," the Housing Authority of Cook County building being developed, is designed by architects at Pappageorge Haymes Partners, in a design-build team with McHugh and Bowa Construction, and is developing a 168 unit apartment building with a semi-public landscaped park on-grade amenity and below-grade parking for 37 cars.

The site is at the northwest corner of Sherman and Emerson at the parking lot adjacent to the HACC's Jane R. Perlman Apartments. This project is slated to include a combination of affordable, middle rate or 'missing middle,' and market rate units, to serve a diverse range of Evanstonians. The property is close to downtown Evanston and several transit options. It will be rental housing for the 55+ market, including units for the low, middle, and market rate sector.

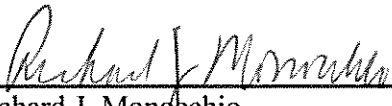
The presentation included a slide show of the architects' renderings of the project.

ADJOURNMENT

Acting Chair Wendy Walker-Williams requested a motion to adjourn the regular meeting of the Board, which was moved by Commissioner Saul Klibanow and seconded by Commissioner Nilda Soler. The motion carried with all "ayes" by a roll call vote.

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

Respectfully submitted by:



Richard J. Monofchio
Executive Director and Secretary



DATE