

**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 (HACC)
175 W. Jackson Blvd., Suite 350
Chicago, IL 60604**

August 18, 2016 at 2:00PM

ROLL CALL

PRESENT: Hipolito "Paul" Roldan, Chair
Wendy Walker Williams, Vice Chair
Polly Kuehl, Commissioner
Nilda Soler, Commissioner
Saul H. Klibanow, Commissioner

CALL-IN: Deniece Jordan-Walker, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Alesia Hushaw, Chief of Staff
Jon Duncan, General Counsel
Karl Becker, Chief Financial Officer
Sheryl Seiling, Director of Rent Assistance
Monique Bond, Communications Director
Jessica Poirier, Director of Development
Jessica Del Valle, Manager of Strategic Initiatives
Andrzej Sisson, Section 3-Coordinator
Debbie Kyker, Executive Assistant

Other Attendee(s): None.

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CALL TO ORDER

Chair, Paul Roldan called the August 18, 2016 Regular Board meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 2:03PM.

PUBLIC COMMENTS

None.

CONSENT AGENDA

Approval of the Minutes of the June 16, 2016, Regular meeting of the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Vice Chair, Wendy Walker Williams and seconded by Commissioner, Nilda Soler. The motion carried with all "ayes".

CONSENT AGENDA

Approval of the Minutes of the July 21, 2016, Special meeting of the Housing Authority of Cook County (HACC) Board of Commissioners which was moved by Commissioner Nilda Soler and seconded by Commissioner, Polly Kuehl. The motion carried with all "ayes".

PRESENTATION OF RESOLUTIONS

None.

OTHER BUSINESS

Jessica Poirier, Director of Development, gave a presentation on Upcoming RAD Projects. Jessica stated that Richard Flowers homes in Robbins have an application submitted for a 4% tax credit with IHDA.

Jessica also stated that Edward Brown Apartments in Robbins, IL and Juniper Towers in Park Forest, IL are expected to go to IHDA's Board in October of 2016, with an expected close date of March of 2017. Jessica further stated that a 4% donation tax credit will be used and that also, a commitment of \$4.2 million was received from the County in home funds.

Commissioner Polly Kuehl asked if the deferred construction fee is used for construction or for things other than construction. Jessica Poirier responded no, and that the fee is only part of the sources.

Commissioner Polly Kuehl also asked if the HACC gets an upfront developer fee. Jessica Poirier responded yes.

Commissioner Polly Kuehl asked if the HACC, as developer, will process all the payouts. Richard Monocchio responded, yes.

Vice Chair, Wendy Walker Williams asked when the HACC submits these tax applications to IHDA, is it a competitive process. Jessica Poirier replied that the process is competitive.

Commissioner Polly Kuehl asked after the HACC converts the remaining buildings, how many more will need to be completed. Richard Monocchio replied only Summit. Alesia Hushaw added that Summit is a new building and no rehab was included in the portfolio since no rehab was necessary.

Andrzej Sisson, Section 3-Coordinator, stated that the HACC founded a scholarships program. Andrew further stated that throughout the year, HACC screened residents for eligibility to be awarded scholarships. According Andrew, the HACC identified about 160 application candidates and invitations were sent to those individuals.

Mr. Sisson also stated that the HACC is working with the Chicago Workforce and Illinois Manufacturing Training to help those tenants looking for jobs, which they attend a training class for 10 weeks.

Also, Andrzej stated that the HACC is also working with Comcast to help low income families that need the use of computers for college students at a rate of \$9.95/month.

FINANCIAL REPORT

Financial presentation given by Karl Becker, Chief Financial Officer.

Commissioner Saul Klibanow asked what the HACC is doing with the excess money in HCV. Karl Becker stated that the excess can only be used for HCV programs. Richard Monocchio added that the HACC is currently updating its Yardi software system and the new Mobility program.

Sheryl Seiling, Director of Rent Assistance, talked about the new formula for the administration fees which is based on high-performing voucher programs through all the agencies. She stated that costs are not based on overall costs and a new formula is going to be fully-funded through HUD.

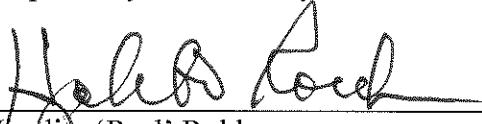
Chair, Paul Roldan asked when is this rule going to take effect. Richard Monocchio replied that the HUD is working on it now and Sheryl Seiling is working on the response to HUD.

ADJOURNMENT

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

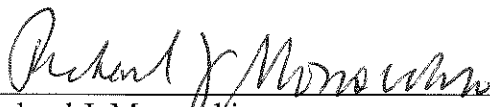
Accordingly, the Regular board meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at. 2:54pm.

Respectfully submitted by:



Hipolito 'Paul' Roldan
Chair

October 20, 2016
DATE



Richard J. Monogochio
Executive Director

October 20, 2016
DATE