



# 2020 Annual Report

A Year of Accomplishments

## Housing Authority of Cook County





# Our Mission

To provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination throughout suburban Cook County.





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# A Letter from the Executive Director

As we come to the close of a year full of challenges like no other, we find ourselves able to reflect on the extraordinary ways in which we have all adapted to a reality shaped by the COVID-19 pandemic. I am proud that the HACC has continued to serve our families to the fullest. From moving appointments to a remote format to reconfiguring our office space to allow for a safe working environment, we have strived to ensure that our operations never miss a beat, so that the families who depend on us continue to receive reliable service. In this report, you will learn about the ways in which our team has gone the extra mile to serve some of Cook County's most vulnerable residents.



In a year full of cutbacks, cancellations, and economic struggle, we continue to keep our eyes on expanding opportunity throughout the county. HACC has remained at the cutting edge of affordable housing development and advocacy. This report details our upcoming construction projects for families, seniors, and veterans across the region. Affordable housing is a scarce resource in Chicagoland, and we are committed to expanding access to that resource, whether by new construction, rehabilitation, or advocacy with local leaders.

At HACC, we are committed to provide not just housing stability for our residents, but access to economic opportunity as well. To this end, we have continued to expand our menu of programs for young people. We are excited to continue strengthening our network of relationships with workforce development centers, institutions of higher education, and social services providers. We have also moved quickly to respond to the immediate needs the pandemic has placed on our households, providing essentials from masks and hand sanitizer to broadband Internet and laptops.

This year, more than any other in recent memory, has underscored the importance of equity. In times of crisis, we cannot leave Cook County's most vulnerable residents—low-income families, seniors, people with disabilities, all those who depend on us—behind. Going into the new year, HACC remains committed to helping our community to weather this storm.

Wishing you all a safe and healthy 2021,  
Richard Monocchio, Executive Director  
Housing Authority of Cook County

# Board of Directors

Housing Authority of Cook County



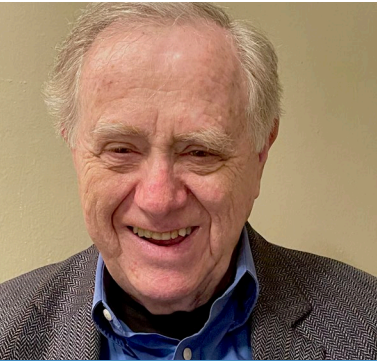
Wendy Walker Williams  
**Acting Chair**



Polly Kuehl  
**Commissioner**



Dr. Normah Salleh-Barone  
**Commissioner**



Saul Klibanow  
**Commissioner**



Nilda Soler  
**Commissioner**



Elaine Kroll  
**Commissioner**



# New Commissioners



## Dr. Normah Salleh-Barone

Dr. Normah Salleh-Barone joined the HACC board in July 2020. Dr. Salleh-Barone's experience in higher education administration goes back over 30 years. She has served as the Vice President of Student Development at Moraine Valley Community College since 2010. In this position, she leads the development, implementation, and assessment of initiatives, programs, and services in the Student Development departments; oversees the disbursement of \$25.5 million in financial aid funds; and supervises a \$9 million Student Development budget. Under her leadership, Moraine Valley has expanded its study abroad opportunities, created the Coordinator of Democracy Commitment position, and constructed a \$35 million, 113,000 square foot Fitness and Recreation Center, among other projects and innovations. Before her time at Moraine Valley, Dr. Salleh-Barone served as Assistant Vice President of Academic and Student Affairs at McHenry County College. Dr. Salleh-Barone holds a PhD in Educational Administration and a Master of Education from The State University of New York at Buffalo, as well as a Bachelor of Science in Education in English Literature from Ohio University.

Photo Source: [www.morainevalley.edu](http://www.morainevalley.edu)



# Elaine Kroll

Commissioner Kroll joined the HACC board as a Resident Commissioner in September 2020, succeeding Resident Commissioner Reed. She was selected for recommendation to Cook County Board President Preckwinkle by fellow residents. Commissioner Kroll has been a resident of Summit Senior Housing for over 8 years, and brings the much-needed perspective of HACC residents to the Board. A mother of three and a lifelong Chicagoan, Commissioner Kroll has significant experience in the insurance field, having worked at Continental Casualty Co. and General Accident Insurance Co. for many years.

# Responding to COVID-19


## Emergency Rental and Mortgage Assistance

As part of the Cook County Recovery Initiative, Cook County Board President Preckwinkle announced a \$20 million emergency rental assistance program on August 7th and a \$20 million emergency mortgage assistance program on October 8th. Both programs use CARES Act funding to provide relief to Cook County renters and homeowners who have experienced financial troubles due to the COVID-19 pandemic and who have fallen behind on their rent or mortgage payments. Both programs were operated by the team at HACC, using our existing infrastructure for processing payments.

Cook County

COVID-19 Recovery:

Rental Assistance



Financial help for suburban Cook County renters affected by the COVID-19 pandemic.

Cook County

COVID-19

RECOVERY

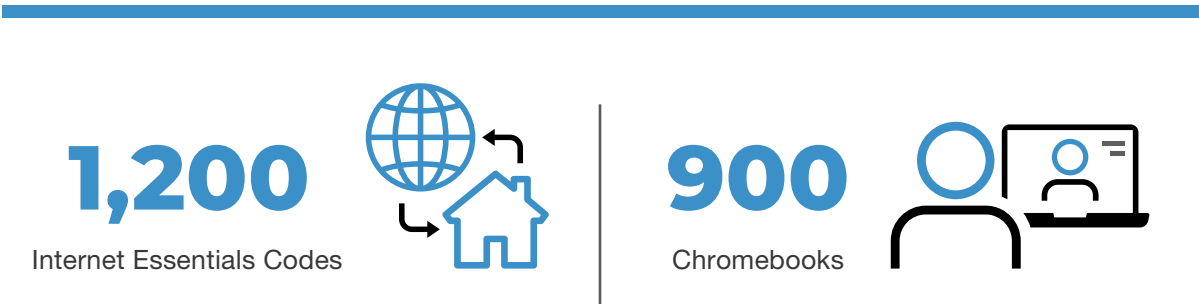
Mortgage Assistance





# Keeping HACC Kids Connected to School

In the time of social distancing and virtual schooling, the digital divide threatens the ability of all children to learn and excel at school. HACC is dedicated to bridging that divide, and has committed over \$450,000 in CARES Act money to this purpose. HACC entered into an agreement with Comcast in August to cover the cost broadband access for families with children in school for the entire 2020-21 school year. So far over 1200 families have been granted unique codes in order to sign up for the program. The Human Services team also followed up with participants to determine whether or not each of their children had access to an e-learning device. To fill that need, HACC distributed 900 Chromebooks to K-12 students. These Chromebooks are a permanent gift to families, ensuring that students and their families continue to have access to the economic, educational, and social opportunities that home computers offer.





## Improving Access to Healthy Food

Food insecurity is another major crisis of the COVID-19 pandemic. In spring 2020 and again in autumn, HACC and Top Box Foods teamed up to provide door-to-door deliveries of over 3200 boxes of meat and fresh, high-quality produce to families in HACC-owned properties, as well as protective personal equipment (PPE) including face masks and hand sanitizer.



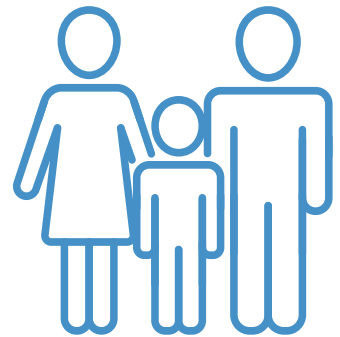
# Expanding Access To Affordable Housing

## HCV Waitlist Reopening

The HCV team opened HACC's Housing Choice Voucher wait list for the first time in over 18 years. Access to affordable housing is more crucial now than ever, and the need for housing assistance in Cook County is pressing and widespread. Over 60,000 families applied during the two-week application window for 10,000 available spots. The HCV Department expects to begin processing families from the new wait list in late spring or early summer 2021, and expects to process all 10,000 families over approximately four years. For these families, a Housing Choice Voucher is a lifeline to housing stability and the economy opportunity, and we look forward to serving these new applicants.

# 10,000

## Families



## Project-Based Vouchers

**Forest Oaks Senior Living**, located in Forest Park, will host 56 units, offering one- and two-bedroom residences to seniors aged 55 and older. Forest Oaks apartments include in-unit washers and dryers, stainless steel appliances, and private balconies, among other amenities.

Developers broke ground on the **Fifth Avenue Apartments** in Maywood in January 2020. The mixed-use property will host 72 units of affordable housing in studio, one-, two-, and three-bedroom configurations, as well as 4,000 square feet of retail space on the ground floor. The building is designed to achieve National Green Building Standard's Bronze Level and receive ComEd's Energy Efficiency Grant for affordable housing.

**Kenzie Senior Residences at Randhurst** will provide 74 units of affordable housing with supportive services to seniors 55 and older in Mount Prospect. Construction on the property began in September 2020. When complete, Kenzie Senior Residences will offer its residents community spaces and lounges.





# New Affordable Housing for Veterans

In 2021, ground will be broken on a new 82-unit rental housing complex for veterans, in Chicago Heights. The development will be built on the site of the recently demolished St. James Hospital. The Illinois Housing Development Authority, through federal Low-Income Housing Tax Credits and other sources, provided the majority of the funding. Cook County and the Federal Home Loan Bank also contributed resources.

Veterans who have experienced homelessness and insecure housing can apply to live in this beautiful new complex, comprised of adjoining 4-story structures. Supportive service providers will offer a wide menu of services to residents, including mental health and substance abuse counseling, and job training and placement, to enhance their quality of life and help them become self-sufficient.



# A Spectrum of Services for Residents

## Family Self-Sufficiency

The goal of the Family Self-Sufficiency (FSS) Program is to assist participants with improving their education and job skills for the purpose of becoming gainfully employed. FSS Program participants are required to establish goals such as completing educational training, resolving personal issues that are hindering their advancement, and actively working towards reaching their goals. Dedicated FSS

Counselors work with residents to set and work toward educational and financial goals. FSS participants who increase their earnings have the corresponding amount of increased rent set aside in an interest-bearing escrow fund, which they will receive upon completion of the program. **298 families** are currently participating in the program. In 2020, 12 participants graduated from the FSS program.

## Some of their success stories:

Lisa C – Lisa completed the program and received an escrow check of \$18K. Her main goal was to pursue a career and have stable employment. She is now a nurse working at Advocate Aurora South Suburban.

Diane F – Diane's main goals were to save money and purchase her first home. Her dream came true in March 2020 when she closed on her new home. Diane continues to work as an Instructor for Roosevelt University on a part-time basis.

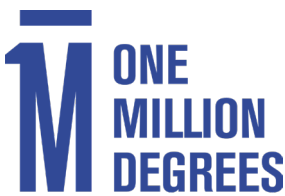
Mariesha C – Mariesha completed the FSS Program and earned a total of about 15K in escrow. Mariesha's main goal was to continue working as a daycare provider. She will be using her escrow funds to open her own daycare facility and be her own boss.

# Community Choice Program

HACC's Community Choice Program provides Housing Choice Voucher recipients with the help they need to find their dream homes in high-opportunity communities in Cook County. Areas of Opportunity are identified by HACC as high-performing suburban communities that contain low poverty rates, low unemployment rates, high-performing schools and racial diversity. Residents who enroll in the program complete a series of workshops providing information on finding and securing a rental unit in these areas. Topics covered in workshops include financial literacy, tenants' rights and housing search tips. Dedicated Mobility Counselors connect residents interested in moving to Opportunity Areas with local landlords, help them arrange transportation to tour units, and assist with security deposits. In 2020 the Mobility team successfully helped 58 families to relocate to Opportunity Areas.



beWELL is a comprehensive, web-based tool designed to connect residents to community resources and opportunities throughout suburban Cook County. The website provides easy, online access to educational, occupational and supportive resources available for residents and their families across Chicagoland.



A single degree.  
A world of opportunity.

2020 marked the fifth year of the HACC Scholars Program with One Million Degrees. One Million Degrees provides counseling, financial assistance, and supportive services to low-income students at Prairie State and South Suburban Community Colleges. During the 2020-21 academic year, HACC funded individualized counseling and support for 27 HACC resident scholars.

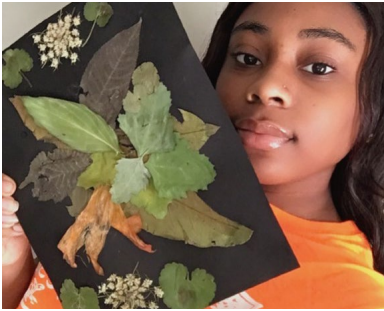


HACC hosted four young men from Youth Guidance's Becoming A Man (BAM) program for paid summer internships at the downtown and South Suburban offices. Participants shadowed the Director of Construction to learn more about trades; assisted with file preparation and IT updates; and performed direct service by distributing back-to-school packs to children with Cradles to Crayons.



# Forest Preserves Experience

The Forest Preserve Experience is a five-week program that engages high school-age HACC youth in a paid opportunity for hands-on conservation work and education. This year, due to the COVID-19 pandemic, FPE moved from environmental restoration at the Forest Preserves of Cook County to virtual conservation education focused in the participants’ own neighborhoods. Even with this year’s challenges, the program was highly successful. A total of 96 HACC youth participated in environmental education sessions, job readiness workshops, independent projects, and team building activities throughout the summer.



# HACC Property Demographics

Low Income Public Housing (LIPH) and Multifamily - South Region	Residents
Daniel P. Bergen Homes - Chicago Heights	37
John Mackler Homes - Chicago Heights	38
Richard Flowers Community Housing LLC - Robbins	276
Sunrise Apartments Chicago Heights	177
Vera Yates Homes LLC - Ford Heights	234
South Suburban Senior Living LLC - Robbins & Harvey	217
Southern County Community Housing LLC - Chicago Heights & Park Forest	247
Summit Senior Building Phase I - Summit	66
Riverdale Senior Housing - Riverdale	35
Summit Senior Villas - Summit	3
Total	1,330

Low Income Public Housing (LIPH) and Multifamily - North Region	Residents
Cook County Suburban Redevelopment LLC - Niles & Wheeling	256
North Suburban Housing LLC - Skokie & Arlington Heights	268
Evanston Senior Redevelopment LLC - Evanston	200
Franklin Henrich LLC - Franklin Park & Des Plaines	258
Walchirk Scattered - Evanston	39
Perlman Scattered - Evanston	64
Wheeling Scattered - Wheeling	29
Total	1,114

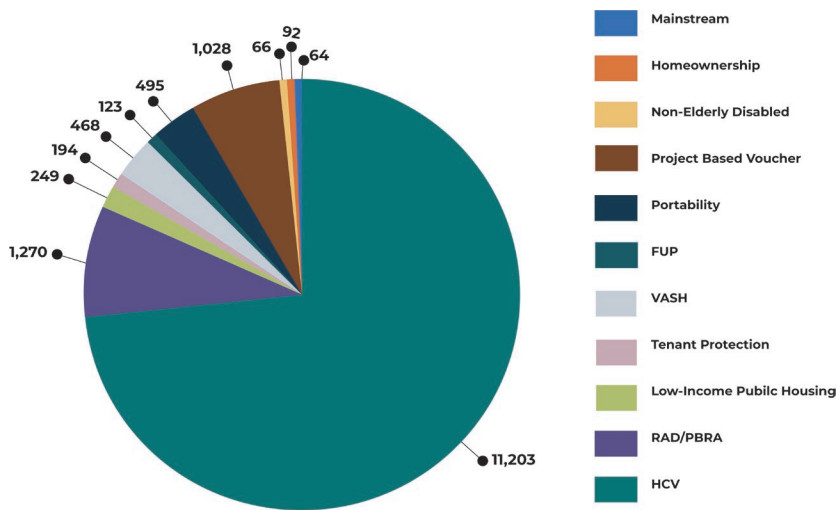
Housing Choice Voucher	Residents
Housing Choice Voucher	27,215
Flexibility Livability Outcomes & Wellness	108
Family Unification Program- Family	196
Family Unification Program- Youth	15
Mainstream Voucher Program	110
Portability Property	4596
Veterans Affairs Supportive Housing (VASH)	484
Total	32,724

Project Based Voucher	Residents
Moorings in Roselle	48
Williams Reserve Palatine	138
Access West Cook	64
Axley Place	19
Barrington Horizon	10
Carriage Creek	20
Country Club Hills Wellness Center	125
Conrad Apartments	13
Emerson Square Apartments	9
Forest Oaks Senior Apartments	14
Freedoms Path Phase II	83
Freedom's Path	71
The Grove Apartments	6
Greenleaf Manor	13
Housing Opportunities Development Corp	49
Heart's Place	21
IFF	13
Kimball Court	16
Myers Place	34
Mount Prospect Horizon	24
Midtown Crossing	32
Meadowview Apartments	43
Odgen Avenue Supportive Housing	18
Popular Creek	25
Philhaven	60
Parkview Apartments	25
Riverdale PBV	18
A Safe Haven Veteran Village	26
Senior Suites of Bellwood	20
Summit PBV	22
Southwick Apartments	38
Thorncreek Senior Living	18
Thomas Place	33
Village Park	60
Whistler Crossing	70
Wisdom Village	14
Wisdom Village of Northlake	50
YWCA Evanston/North Shore	21
<b>Total</b>	<b>1,383</b>



# HACC Overview

## Affordable Housing Programs - Households By The Numbers



## Vulnerable Populations

Individuals with Disabilities

9,316

Seniors

5,470

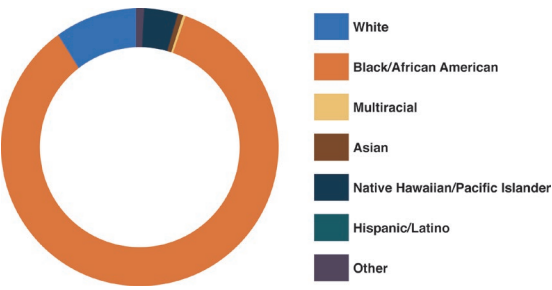
Children

14,570

Households Homeless at Admission

747

## Demographics



# HACC Financial Report

Sources	Revenue
Housing Choice Voucher and related grants	\$146,144,839.00
Other revenues	\$21,426,399.00
Other grants	\$10,944,811.00
Tenant rents	\$5,139,048.00
Fee revenue	\$173,618.00
Fraud recovery	\$169,346.00
Investment income—unrestricted	\$48,647.00
<b>Total</b>	<b>\$184,046,708.00</b>

Expenses	Cost
Housing Assistance Payments	\$132,603,188.00
Portability-in	\$19,854,580.00
Salaries & Benefits	\$12,080,361.00
Administrative	\$7,469,224.00
Depreciation	\$5,399,243.00
Other expenses	\$3,856,699.00
General, maintenance, operations	\$3,266,332.00
Tenant services	\$1,912,367.00
Utilities	\$1,882,142.00
Interest expense and amortization cost	\$1,682,524.00
Insurance premiums	\$974,521.00
Protective services	\$453,645.00
<b>Total</b>	<b>\$191,434,826.00</b>

