Housing Authority of Cook County

“Preserving and Expanding Affordable Housing & Opportunities”

Richard Monocchio, Executive Director
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**Portfolio Profile**

- $175M budget
- 150 employees
- 17,319 families served
- 1,927 HACC owned units

**HOUSEHOLDS CURRENTLY SERVED - 17,319**

- Tenant Based Vouchers, 10971
- Public Housing, 1287
- Colbert Program, 781
- Portability Vouchers Administered, 1815
- Continuum of Care, 58
- Tenant Protection Voucher, 89
- Portability Voucher, 601
- Non Elderly Disabled, 91
- Family Unification Voucher, 93
- Homeownership Vouchers, 56
- Vash Vouchers, 556
- Project Based Vouchers, 478
- RAD - Rental Assistance Demonstration, 443
- Non Elderly Disabled, 91
- Family Unification Voucher, 93
- Homeownership Vouchers, 56
- Vash Vouchers, 556
- Project Based Vouchers, 478
Properties & Vouchers
17,300 Voucher Holders
7 Family Communities

- Evanston Scattered Sites, Evanston
- Wheeling Scattered, Wheeling
- Daniel P. Bergen Homes, Chicago Heights
- John Mackler Homes, Chicago Heights
- Sunrise Apartments, Chicago Heights
- Vera L. Yates Homes, Ford Heights
- Richard Flowers Homes, Robbins
13 Senior & Disabled Properties
2 Mixed Use Communities

• Riverdale Senior Housing, Riverdale
• Summit Senior
How do we Address the Housing Shortage and Provide Families with Opportunities & Resources?
Preserve & Expand

- Preserve & Expand Affordable Housing (seniors, disabled, low-income).

- Preserve Human Services Programs & Resources (education, job training, health and wellness. Continue to build on network of resources to assist seniors, families and children.

- Expand Mobility & Opportunity Moves.
Preserve and Expand Affordable Properties
Huntington Apartments
127 Unit Elderly/Disabled Site in Niles, IL & Wheeling Tower 99 Unit Elderly/Disabled Site in Wheeling, IL
Total Construction: $15,306,160

SCOPE OF WORK

Site Improvements: Correcting all noncompliant accessible pathways, sealcoating and asphalt repair of parking lots and exterior lighting.

Exterior Improvements: Tuckpointing, painting, repair and/or replacement of roof, flashing and penetrations. Replace all windows with new aluminum frame, thermally broken, insulated, and low-e insulated glass.

Interior Improvements: Units to receive new appliances, new window A/C units, painting of unit walls and ceiling, new kitchen cabinets, countertops and flooring. New bathroom fixtures, lighting fixtures, toilets, vanities, ceramic tile bath surround, medicine cabinets and accessories. Painting, replace flooring and light fixtures. Correct all accessibility issues in common spaces including bathroom and community room kitchen, furnishings and equipment. ADA hardware on all doors and trash chutes. Fire alarm system replacement, new smoke detectors, new rooftop makeup air handlers, new common area and hallway air handler units, water pumps, call system replacement, automatic fire sprinkler system for whole building, new fire pump, and elevator renovations.
Richard Flowers Homes
100 Unit Family Site in Robbins, IL

Total Construction: $6,571,000

SCOPE OF WORK

• **Interior Improvements**: Kitchens, bathrooms, flooring, painting, interior doors, interior lighting in 20 units. 17 units to be converted from two-story townhouses to "flats" to create 9 accessible units on the ground floor. 2 units to be converted to Visual/Hearing Impaired units. An additional 5 units will be rehabbed.

• **Exterior Improvements**: Exterior doors and storm doors, exterior windows and security screens in 24 units. Roofs to be replaced with gutters and downspouts. Siding to be replaced.

• **Site Improvements**: Provide new accessible walks. New playground, and dumpster enclosures. Provide sound attenuation fence at north edge of property.
Edward Brown Apts
73 Unit Elderly Site in Robbins, IL
&
Turlington West Apts
150 Unit Elderly Site in Harvey, IL

Total Construction: $10,070,200

EDWARD BROWN SCOPE OF WORK
Interior Improvements: All units will receive new paint. 10% of appliances to be replaced and all window A/C units will be replaced. Elevator modernization. Fire pump controller, water heaters, emergency pull chords, intercom system, smoke detectors, generator, and fire alarm control panel to be replaced. 7 units will be UFAS compliant and 2 will become hearing and visual impaired units.

TURLINGTON WEST SCOPE OF WORK
Interior Improvements: All common areas will be made accessible. New flooring and paint in corridors and lobby. 15 units will be UFAS compliant and completely rehabbed. 3 units will become hearing and visual impaired units. New fire pump and controller.
Site Improvements: The parking lot and sidewalk will be repaired and resurfaced to comply with accessibility standards.
Golden Towers I & II
57 Unit & 70 Unit Elderly Site in Chicago Heights, IL
&
Juniper Tower
106 Unit Elderly Site in Park Forest, IL

Total Construction: $8,782,437

GOLDEN TOWERS I & II SCOPE OF WORK
Interior Improvements: New common area reading room. 6 units to become UFAS compliant with new finishes, kitchen cabinets, plumbing fixtures, and appliances. 2 units to become hearing and visual impaired compliant. Elevator modernization, new emergency generator and new make-up air unit. Accessibility upgrades.
Exterior Improvements: Masonry repair and painting of concrete entry canopy.
Site Improvements: The parking lot and sidewalk will be repaired and resurfaced to comply with accessibility standards.

JUNIPER TOWER SCOPE OF WORK
Interior Improvements: 12 units will become UFAS compliant and receive new paint, flooring, fixtures and cabinetry. 3 units to become hearing and visual impaired compliant. New flooring and paint in common areas. Elevator modernization. Make-up air unit, condensing unit, emergency pull chords, smoke detectors, and fire pumps to be replaced.
Site Improvements: Sidewalk repair and parking lot resurfacing. Accessibility upgrades including cub cuts/ramps.
Preserve Human Services
Programs &
Resources
Where You Live Matters

• According to a recent study by Scott Allard, a professor at the Evans School of Public Policy & Governance at the University of Washington, poverty’s geography has increasingly moved to the suburbs. The number of poor persons in the suburbs eclipsed the number in the City of Chicago within the last 10 years. The trend is expected to continue.

• As a result, single parent households have increased, there are decreases in college graduates and higher unemployment rates. Social service providers don’t have sufficient resources to meet the need.

• As the boundaries of poverty keep changing with fewer options for affordable housing, moves to opportunity areas make sense.
Expand Mobility & Opportunity

- HACC launched the zip-code level rents in 2016 and has successfully moved 162 families, including 195 children to areas offering better education, family health and wellness resources; access to employment opportunities and transportation.
- Seven of every ten suburban municipalities outside Chicago saw the number of poor residents double from 1990 to 2014. By 2014 there were nearly 17 million poor people living in the suburbs of the 100 largest metropolitan areas compared to under 13 million in the cities.
- Internal HACC data based upon follow up post client assessments reveal that more than 80% of the clients who moved to opportunity areas say schools are better for their children and their stress levels have improved. Overall satisfaction with the move is at 90% and 88% of the clients are renewing their lease.
- Vouchers to opportunity areas contribute to upward mobility, employment, education and economic stability; close proximity to jobs provides an opportunity to move up the economic ladder; A strong community helps tenants take full advantage of that opportunity.
- Studies (Raj Chetty) have found that young boys and girls in families that used a voucher to move to lower-poverty neighborhoods were 32 percent more likely to attend college and earned 31 percent more — nearly $3,500 a year — as young adults than their counterparts in families that did not receive an MTO voucher. Girls in families that moved to lower-poverty neighborhoods were also 30 percent less likely to be single parents as adults. MTO’s design imparts confidence to the conclusion that neighborhood differences are responsible for positive outcomes.
- Housing authorities need additional funds to help families move to and remain in opportunity neighborhoods.
- HUD recently strengthened requirements for PHAs to make available diverse landlord lists or other resources that include units in areas outside of poverty or minority concentration. Without additional funding, few agencies will have the resources needed to go beyond these requirements and help more families with vouchers rent in higher-opportunity areas.
• FSS program is the framework used to counsel, guide and educate HCV participants to transition to a life of self-sufficiency & homeownership.

• Financial literacy, money management, improving credit scores, establishing retirement plans and living trusts.

• A supportive self-sufficiency program lays the foundation to transition away from subsidized living.

• In 2017, the HACC Family Self-Sufficiency program enrolled 256 participants; 25 participants graduated from the program and are no longer enrolled; 6 of the 25 have purchased homes; and the remaining graduates are gainfully employed, remain on the HCV program as a result of their low wage earnings, but no longer receive public assistance.
Expand Job Opportunities

• Unemployment statistics in the south suburbs among black teens is staggering at nearly 90 percent. We can create a path to opportunity, self-sufficiency and education with more summer jobs and apprenticeship programs.
• Job Fairs also offer opportunities for residents. 800 residents attended 7 HACC job fairs this year.
Expand Education Opportunities

- HACC Scholar’s Promise- 38 HACC clients are enrolled in education programs throughout Cook County. Education partners include: Prairie State College, South Suburban College, Harper College.

- 44% of young black males out of school and unemployed in 2014. Each year a child spends in a high-poverty neighborhood, the chances of going to college decreases.

- Nationwide, 16 % of the population lives in an economically distressed zip code. Without the foundation of housing, generational poverty continues to escalate.
Build Resource Network

- An integral part of a housing authority’s program includes outreach & relationship building with community service & business organizations. With more than 100 resources established, a sampling of HACC’s network includes:

  Aunt Martha’s
  Age Options
  Boys & Girls Club
  Catholic Charities
  CEDA
  Green Path Credit Counseling
  Illinois Training Center
  OAI – Opportunity Advancement Innovation
  Restoration Ministries
  National Able
  South Suburban PADS
  Prairie State Community College
  Cook County Dept of Public Health
  Chicago Food Depository
  US Bank
  Robbins Community Help Organization
THANK YOU