

# Housing Highlights

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## HACC Partners with Suburban Communities for New Housing Construction

The Board of Commissioners for the Housing Authority of the County of Cook (HACC) has paved the way to construct new developments across Cook County to provide unique additions to HACC's affordable housing options, particularly for people with special needs. The HACC Board voted to pre-qualify a total of 14 developers to build new structures that will be eligible for Project-Based Vouchers (PBV) throughout suburban Cook County and approved the issuance of vouchers for the first four projects. These four new developments will be located in Country Club Hills, Skokie, Tinley Park, and Arlington Heights.

**While tenants receive vouchers through the tenant-based Housing Choice Voucher (HCV) program, property owners can contract directly with HACC to receive Project-Based Vouchers (PBV).** Under this agreement, property owners provide new or existing units to eligible Section 8 applicants. HACC can subsidize up to 100% of the units in senior or supportive services development or up to 20% of the units in a family development.

"By providing PBV incentives to developers, we promote revitalization and diversity in our communities," says Lorri Newson, Executive Director of HACC.

**Country Club Hills Wellness Center** will be constructed through a partnership between The Turnstone Development Corporation and South Suburban PADS, an interfaith program with over 20 years of experience in providing homeless prevention services. HACC will provide PBVs for 52 of the 77 units developed as supportive housing for the homeless.

"This project was desperately needed out here in the south suburbs," says Mike Wasserberg, Executive Director of South Suburban PADS. "This is a huge next step for the people we serve and the entire region."

**Tinley Park Senior Apartments** will be a newly-constructed, 100-unit rental complex for seniors earning between 30%-60% of area median income. While the Village of Tinley Park has one of the highest income averages in the state, it offers few affordable housing options. The Village's access to public transit, retail and

public parks makes it an ideal location for this HACC-sponsored senior residence in this Southwest suburb.

**Boeger Place Apartments** in Arlington Heights will be a joint project by Daveri Development Group, LLC and Thresholds, Inc., Illinois' largest and oldest provider of psychiatric rehabilitation services. Boeger Place will provide housing options for the mentally disabled in the North and Northwest suburbs. All 30 apartment units in this residence will receive PBV assistance.

"We are very grateful for the HACC's support of special needs housing," says Jessica H. Berzac, Vice President of Acquisitions and Development at the Daveri Development Group. "Children in the suburbs are often relocated to the city to get the services they need. One of our goals is to help people stay in the communities where they grew up."

**Conrad Apartments** in north suburban Skokie rehabilitate two buildings formerly known as the Martha Drake Apartments. The Housing Opportunity Development Corporation will build 23 units, 12 of which will receive PBV assistance for supportive services housing. These apartments offer excellent access to public transit and employment expanded economic opportunities in the north suburbs.



Example of Project-Based Voucher development model.



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## Message from the Executive Director

Dear HACC Clients, Staff and Community Stakeholders,

I am pleased to share a number of exciting developments with you in this edition of "Housing Highlights".



Our agency recently issued Project-Based Vouchers for the development of four new affordable housing developments in communities ranging from Arlington Heights to Country Club Hills. These new developments will enhance our diverse housing options by supporting special-needs populations, such as the mentally disabled and homeless.

Supporting innovative construction across Cook County serves as just one example of the work we do to strengthen our relationships with member communities. In Skokie, we are working with public officials to ensure that the residents of this community understand how our Public Housing and Housing Choice Voucher programs operate. At the other end of the county, our partnership with the Village of Summit is playing a key role in replacing the struggling Robert Allison Homes public housing development into a new, modern, 69-unit facility for seniors.

We are also proud to report that HUD recently awarded our Family Self-Sufficiency Program with a grant of \$168,000. These additional funds will enable us to expand a program that has already transformed the lives of many.

Going paperless remains a key priority for HACC. While we still strongly encourage landlords to enroll in direct deposit, we have streamlined our payment methods by offering debit cards to those not enrolled.

In the spirit of conserving resources, we have also developed an electronic newsletter to improve our communication with you. Please visit [www.thehacc.org](http://www.thehacc.org) to subscribe and have the latest updates from HACC delivered straight to your inbox!

Sincerely,  
Lorri Newson  
Executive Director

## HACC Happenings

### Landlord Meetings Schedule

September 4, 2010  
Bartlett Public Library, 800 Bartlett Road, Bartlett, IL 60103  
10am-12pm

September 16, 2010  
Blue Island Public Library, 2433 York Street, Blue Island, IL 60103  
6pm-8pm

### Help HACC Save Money and Go Green!! Sign Up For HACC's E-Newsletter!

HACC welcomes the opportunity to share with you information about the agency, its programs and ways we work with our clients and landlords.



Help us save the environment and money on postage by cutting our costs for printing and mailing our quarterly newsletters. Sign up for the HACC E-Newsletter.

It only takes a moment to get HACC's newsletter delivered straight to your inbox – and signing up is as easy as 1-2-3.

1. Visit [www.thehacc.org](http://www.thehacc.org)
2. Click on the "Join My Mailing List" link on the left side of the home screen
3. Enter your email address in the field provided

It's that simple. Only those who voluntarily sign up through our website will receive our new electronic newsletter – so sign up today!



## THE HOUSING AUTHORITY OF THE COUNTY OF COOK Key Housing Choice Voucher Staff Contacts

Managing Director of  
Housing Choice Voucher  
Programs  
Sharon Glenn  
312-542-4671

Director of Rental  
Assistance/Manager of  
Recertifications  
Sheryl Seiling  
312-542-4662

Manager of Housing  
Quality Standards  
Inspections  
Jackie Burns  
708-755-4724

Program Manager of  
Portability  
Sylvia Peterson  
312-542-4779

## Family Self-Sufficiency Program Receives \$168,000 Grant to Expand Outreach and Services

HACC's Family Self-Sufficiency (FSS) Program recently received a \$168,000 grant from HUD, allowing it to expand its capacity to help participating families achieve their goals by linking them to a range of services, such as GED programs, childcare, transportation, credit and budget counseling, and job-training preparation and placement.

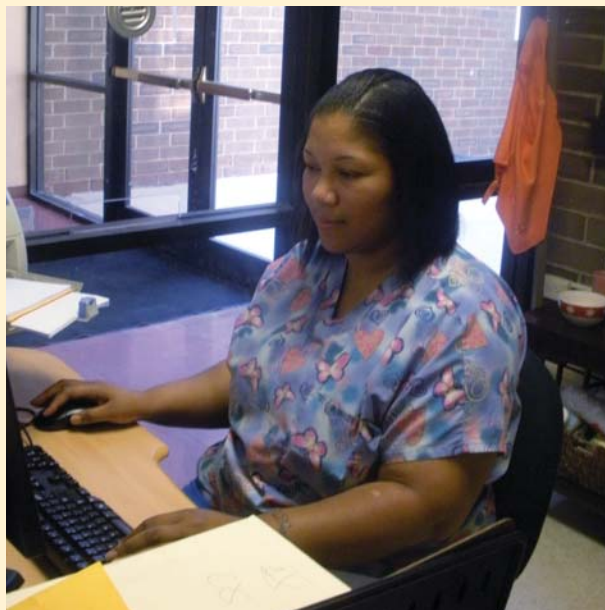
"This grant is exciting because it will allow more clients to participate and provide more one-on-one case management. We will also be able to partner with more social services and conduct more workshops for our families," says Gerry DuPaty, Program Manager of Special Programs.

Robin Roberson attended an FSS orientation session in March of 2009, where she learned that participants are required to establish goals such as completing educational training, resolving personal issues, and finding gainful employment. To graduate, participants must achieve their goals, obtain and maintain employment and become independent of all TANF cash assistance for 12 consecutive months.

Roberson is now well on her way to achieving the goals she established during that first session. She now has a bank account, works as a home-care provider for the elderly and is pursuing an associate's degree in criminal

*"FSS has given me the determination to push forward towards my goals and has helped me stay focused. It's helpful to have someone encouraging you. Everybody needs that."*

*-Robin Roberson*



FSS Program Participant Robin Roberson prepares an assignment for a Criminal Justice class at South Suburban College in June 2010.

justice at South Suburban College. "FSS has given me the determination to push forward towards my goals and has helped me stay focused," she shares. "It's helpful to have someone encouraging you. Everybody needs that."

The FSS Program also provides financial incentives for participants to increase their earnings. When participants use their higher wages to pay their rent increases, the difference between the old rent amount and the new amount is deposited in an escrow account. Upon completion of the program, the escrow funds are given to the graduate.

Roberson is working to improve her credit so that she can join the homeownership program and use her escrow funds to purchase a home when she graduates. She plans to become a parole or probation officer for the juvenile justice system. "Being in the program helps me better both myself and my children," she says. "It's great that they are expanding the program because FSS keeps me going in the right direction."

For more information about how to enroll in the FSS program, contact Gerry DuPaty or Ivy Ellis of the Special Programs Department at (312) 542-4667 or (312) 542-4658.

### THE HOUSING AUTHORITY OF THE COUNTY OF COOK Board of Commissioners

Elzie Higginbottom  
Chairman

Karen R. Chavers  
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James L. Jones  
Commissioner

Alicia R. McCray  
Vice Chairman

Edna Carter  
Commissioner

Joseph Martin  
Commissioner

# Know Your Case Manager

## Alpha Split A - G

Housing Specialist	Search by Your Last Name	Direct Line	Email Address
Barbara Booker	A - Bals	312-542-4737	bbooker@thehacc.org
Marylita Edwards	Balt - Blev	312-542-4764	medwards@thehacc.org
Beverly Goodman	Blew - Brow	312-542-4738	bgoodman@thehacc.org
Teresa Burton	Brox - Cha	312-542-4704	tburton@thehacc.org
Pam Glenn	Chb - Crav	312-542-4730	pglenn@thehacc.org
Susan Bianco-Chavez	Craw - Dixon, G	312-542-4748	sbianco@thehacc.org
Vivienne Ouma	Dixon, H - Fer	312-542-4717	vouma@thehacc.org
Valerie Thomas	Fes - Gibson, L	312-542-4702	vthomas@thehacc.org
Cassy Williams	Gibson, M - Gz	312-542-4735	cwilliams@thehacc.org
Crystal Jones	Floater	312-542-4756	cjones@thehacc.org

**Shukiesha Thompson - Program Manager Phone 312-542-4657 sthompson@thehacc.org Team Fax 312-663-0039**

## Alpha Split H - O

Housing Specialist	Search by Your Last Name	Direct Line	Email Address
Josephine Amaechi	Ha - Henc	312-542-4714	jamaechi@thehacc.org
Gail Marshall	Hend - Hz	312-542-4722	gmarshall@thehacc.org
Dee Watson	I - Johnson, J.	312-542-4778	dwatson@thehacc.org
Evelyn Coy	Johnson, K. - Kel	312-542-4682	ecoy@thehacc.org
Donnise Collins	Kem - Lav	312-542-4780	dcollins@thehacc.org
Dianne Nichols	Law - Mack	312-542-4742	dnichols@thehacc.org
Cynthia Ross	Macl - McK	312-542-4767	cross@thehacc.org
Helen Sanchez	McL - Morris, R.	312-542-4715	hsanchez@thehacc.org
Gloria Thomas	Morris, S. - O	312-542-4711	gthomas@thehacc.org
Phyllis Lampley	Floater	312-542-4707	plampley@thehacc.org

**Jessica Del Valle - Program Manager Phone 312-542-4670 jdelvalle@thehacc.org Team Fax 312-663-3503 or 3504**

## Alpha Split P - Z

Housing Specialist	Search by Your Last Name	Direct Line	Email Address
Maria Contreras	Pa - Price, I.	312-542-4720	mcontreras@thehacc.org
Askeona Hodges	Price, J. - Robers	312-542-4768	ahodges@thehacc.org
Sarah Hodges	Robert - Scott, R.	312-542-4695	shodges@thehacc.org
Thelma House	Scott, S. - Smith, L.	312-542-4697	thouse@thehacc.org
Mike Jankowski	Smith, M. - Sv	312-542-4710	mjankowski@thehacc.org
Sandi Love	Sw - Tr	312-542-4708	slove@thehacc.org
Erma Neal	Ts - Washington, I.	312-542-4705	eneal@thehacc.org
Tara Brewer	Washington, J. - Williams, N.	312-542-4740	tbrewer@thehacc.org
Doris Payton	Williams, O. - Z	312-542-4661	dpayton@thehacc.org
Victoria Young	Floater	312-542-4684	vyoung@thehacc.org

**Angela Francis - Program Manager Phone 312-542-4698 afrancis@thehacc.org Team Fax 312-663-3508 or 3504**

## Portability

Housing Specialist	Search by Your Last Name	Direct Line	Email Address
Robert Matthews	A - C	312-542-4685	rmatthews@thehacc.org
Dorothy Revels	D - H	312-542-4739	drevels@thehacc.org
Judy Del Carlo	I - M	312-542-4736	jdelcarlo@thehacc.org
Rosa Flores	N - S	312-542-4765	rflores@thehacc.org
Phyllis Johnson	T - Z	312-542-4723	pjohnson@thehacc.org

**Sylvia Peterson - Program Manager Phone 312-542-4779 speterson@thehacc.org Team Fax 312-253-2804 or 312-663-1910**

## Special Programs

Staff Name	Program	Direct Line	Email Address
Carrie Joiner	Mobility Coordinator	708-932-1294	cjoiner@thehacc.org
Ivy Ellis	Family Self Sufficiency and Home Ownership	312-542-4658	iellis@thehacc.org
Diane Green	VASH, Shelter Plus Care, Project Based	312-542-4734	dwolak@thehacc.org
Shelia Wade	Housing Specialist - Mobility Clients	312-542-4700	swade@thehacc.org

**Gerry DuPaty - Program Manager Phone 312-542-4667 gdupaty@thehacc.org Team Fax 312-663-0039**

## HACC Collaborates with Community of Skokie, Educates Residents on Public Housing

Lorri Newson, Executive Director of the Housing Authority of the County of Cook, joined local government officials and residents at a Skokie town hall meeting on Thursday, June 24, 2010. Held at Niles West High School, the meeting provided an open forum for residents and officials to discuss community concerns.

Addressing the hundreds of residents assembled, Newson described the strict criteria individuals must meet to qualify for public housing and the Housing Choice Voucher (HCV) program (formerly known as Section 8). "The residents of Skokie can be assured that the Housing Authority is a partner," Newson affirmed. "We are at the table with local officials and the police department to ensure that Skokie remains a vibrant and viable community."



HACC Executive Director, Lorri Newson, joins Skokie officials at a town hall meeting on community concerns at Niles West High School on June 24, 2010. Left to right: Anthony Scarpelli, Deputy Chief of Police; Barry Silverberg, Chief of Police; Albert Rigoni, Village Manager; John Lockerby, Assistant Village Manager; and HACC Executive Director, Lorri Newson.

Officials from the Skokie Police Department separated fact from fiction during the meeting, specifically addressing perceptions that an increased rate of crime was the result of a heightened presence of public housing in the community. Officials reminded residents that the number of HCV units in Skokie has remained the same over the past five years.

"We're here to set the record straight," said Police Chief Barry Silverberg. "I hope perceptions are changed and that residents understand the true and accurate information. That will help them better understand their neighbors."

Skokie Mayor George Van Dusen underscored the importance of Newson's presence at the meeting. "The fact that Ms. Newson was at the meeting demonstrates that the Housing Authority is not just a bureaucracy hidden off somewhere, but instead has a person who is as concerned about our community as we are."

"This meeting also let our residents know that we are all in the same boat, rowing in the same direction," he added. "The residents gained a better appreciation for the program and Ms. Newson heard their questions. This meeting opened a dialogue which we hope will continue."

Over the past few years, HACC has actively sought to develop a strong working relationship with Skokie officials and village planners. "Every time we've had an issue or a question, HACC sat at the table and educated us," said John Lockerby, Assistant Village Manager. "We have really established an active, collaborative, working relationship with this agency."

## HACC Helping to Replace and Enhance Affordable Housing Options in Summit, Illinois

HACC is working with suburban communities to provide more safe, desirable and affordable housing options in place of aging housing developments that were plagued with problems. In May of 2009, HACC provided Housing Choice Vouchers to the last remaining residents of the 35-unit Robert Allison public housing development in Summit, Illinois. As a more than 50 year-old development, Allison Homes was in disrepair, and the cost of restoration exceeded the resources HACC was allowed to spend on modernization.

For the Village of Summit, demolishing Allison Homes is a huge benefit. Summit Senior is a new residential rental community that will include nine Project-Based Voucher units. This residential community for seniors will replace the Allison Homes public housing development that once stood on the same site.

"Our residents are thrilled about the plans for new construction," says Summit Mayor Joseph W. Strzelczyk. "By replacing the old and obsolete with the new and modern, Summit Senior will greatly improve the quality-of-life for our residents."

The new structure will accommodate the lifestyles, social and recreational needs of residents, age 62 and over. It will consist of a four-

story, mid-level building with 60 one-bedroom units, and nine two-bedroom villas with an on-site management office and a security kiosk and amenities such as an outdoor terrace, a kitchen, a library and living room, a community room, a fitness center and rooms for arts and crafts and computer use.

All 69 units will be available to seniors who are eligible for affordable rental housing programs under the guidelines set by the U. S. Department of Housing and Urban Development (HUD). Residents will pay only 30% of their income towards rent.

The Summit Senior Housing complex is "shovel-ready" and poised to receive an \$8.165 million grant under the American Recovery and Reinvestment Act (ARRA). It also received an additional \$2.1 million in funding from the Cook County Department of Planning and Development.



Rendering of future Summit Senior is a 69-unit residential rental community that will include nine Project-Based Voucher units.

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## New Homes and New Lives for Former Summit Residents

Former residents of the Robert Allison Homes in Summit, Illinois, were given Housing Choice Vouchers (HCVs) and the opportunity move to communities where their families could thrive. HACC Executive Director Lorri Newson and Commissioner Edna Carter recently interviewed former residents Criselda Smith and Regina Scott to gain perspective about the new communities they chose, how they are adapting, and what HACC could have done to ease their transition.

Smith chose Hickory Hills and Scott chose Palos Hills, but both for the same reasons—higher academic achievement in the schools, better community resources and multi-cultural environments. Smith and her youngest son, Kalen, 13, lived in the Allison Homes for more than 11 years before moving to Hickory Hills in May of 2009.

Smith was happy to leave Allison. Already, she can see a big difference in Kalen, “Now he is gaining confidence and is more relaxed.” Smith, who is currently battling cancer, says being in Hickory Hills gives her the “peace of mind” she needs to help her recovery.

Leaving Summit has also enhanced life for Scott who moved to Palos Hills over a year ago with her 12-year-old daughter, Tyler. In Summit, Tyler struggled academically and needed to attend summer school to keep pace with her peers. Since moving to Palos Hills, Tyler is now on the honor roll at Oak Ridge Elementary. Once reserved, Tyler is now actively involved in the Art and Music clubs and enjoys winning track competitions.

Regina says she felt “stuck” in Summit but since moving in Palos Hills, she has completed her associate’s degree in massage therapy and will be pursuing a bachelor’s degree this fall.



Regina Scott (L) holds her degree with daughter, Tyler (R) beside her on the balcony of their new apartment in Palos Hills.