



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, November 17, 2020**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday November 17, 2020 at 60 E. Van Buren, Chicago, IL at approximately 8:30 a.m.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

Angela Hurlock	Chair	Virtual attendance
Craig Chico	Vice Chair	Virtual attendance
Matthew Brewer	Commissioner	Virtual attendance
Dr. Mildred Harris	Commissioner	Virtual attendance
Meghan Harte	Commissioner	Virtual attendance
James Matanky	Commissioner	Virtual attendance
Debra Parker	Commissioner	Virtual attendance
Bill Thanoukos	Commissioner	Virtual attendance

The following member of the Board was absent:

Francine Washington	Commissioner
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The following others were also present:

Tracey Scott	Chief Executive Officer	Virtual attendance
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The Chair declared the presence of a quorum.

To protect the public's health in response to the COVID-19 pandemic, and in compliance with 5 ILCS 120/7 and Executive Order 2020-64 the Chair moved approval of the virtual meeting. The motion was seconded by Commissioner Brewer. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Thanoukos) and No Commissioner voted "nay". The Chair declared the motion carried.

At approximately 8:45 a.m. Commissioner Washington joined the meeting via Teams.



Executive Director's Update:

In an effort to keep Commissioners, staff and the public informed, Chief Executive Officer Scott provided an overview of significant activities undertaken and being addressed by the Agency upon which the Board took no official action.

Presentation of Resolutions:

(Item 1)

After presentation by staff, a brief discussion ensued. Several Commissioners voiced their support for this project due to its location in a non-CHA traditional community, Lincoln Park, that is also considered a Gautreaux Opportunity area. In support of the City's SRO Preservation Initiative, New Covent Apartments will also provide affordable housing for Chicago's homelessness population.

RESOLUTION NO. 2020-CHA-61

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated November 17, 2020 entitled "Recommendation to Execute an Agreement to Enter into a Housing Assistance Payments Contract and a Housing Assistance Payments Contract with New Covent Apartments";

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, The Board of Commissioners authorizes the Chief Executive Officer or her designee to execute 1) an Agreement to enter into a Housing Assistance Payments Contract; 2) a Housing Assistance Payments Contract with New Covent Apartments; and 3) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 2)

In response to a series of specific questions from a Commissioner on CHA's Pet Ownership Policy, staff provided relevant information on the policy's registration, non-refundable pet application fee and refundable pet deposit fee.

RESOLUTION NO. 2020-CHA-62

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 17, 2020 entitled "Recommendation to Approve Proposed Update Tenant Selection Plans (TSPs) for Loomis Courts, Harrison Courts, & Lathrop Elderly".



THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

- THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to approve the Recommendation to Approve Proposed Update Tenant Selection Plans (TSPs) for Loomis Courts, Harrison Courts, & Lathrop Elderly and grants authorization to the Chief Executive Officer, or her designee to make any final updates as deemed necessary;
- THAT,** this approval of the Recommendation to Approve Proposed Update Tenant Selection Plans (TSPs) for Loomis Courts, Harrison Courts, & Lathrop Elderly supersedes any and all conflicting language found in prior TSPs; and
- THAT,** the Board of Commissioners grants authorization to submit the Recommendation to Approve Proposed Update Tenant Selection Plans (TSPs) for Loomis Courts, Harrison Courts, & Lathrop Elderly to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

(Item 3)

After presentation by staff, Commissioners commended staff for a clean, unmodified opinion on CHA’s 2019 financial statements.

RESOLUTION NO. 2020-CHA-63

- WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 17, 2020 and attached hereto entitled “Recommendation to Accept and Submit to HUD the Chicago Housing Authority’s Financial Statement Audit and Comprehensive Annual Financial Report for The Year Ended December 31, 2019”

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

- THAT,** The Board of Commissioners hereby accepts the Authority’s Financial Statement Audit and Comprehensive Annual Financial Report for The Year Ended December 31, 2019
- THAT,** The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Financial Statement Audit and Comprehensive Annual Financial Report for the year ended December 31, 2019 to the U.S. Department of Housing and Urban Development.



(Item 4)

After presentation by staff, Board members commended staff for their comprehensive budget briefings and presentation that allowed them to better understand the budget process. CEO Scott and staff were also highly praised for outstanding stewardship of the Agency's resources.

RESOLUTION NO. 2020-CHA-64

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 17, 2020 entitled "Recommendation to Approve the Chicago Housing Authority's \$1.1 Billion Budget for 2021";

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, authorizes the Chief Executive Officer, or her designee to Approve the Chicago Housing Authority's \$1.1 Billion Budget, and grants authorization to the Chief Executive Officer, or her designee, to make any final updates as deemed necessary;

THAT, the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;

THAT, the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations;

THAT, all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving to Work Demonstration Agreement of the Chicago Housing Authority with the US Department of Housing and Urban Development: and

THAT, the Board of Commissioners grants authorization to submit the Recommendation to Approve the Chicago Housing Authority's \$1.1 Billion Budget for 2021 to the US Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such updates.

(Item 5)

After presentation by staff, a discussion ensued. While there was general agreement regarding CHA's support and empowerment for burgeoning developers with interest in building units in CHA communities, several Commissioners voiced an interest in the project's overall financing plans and CHA's financial commitment for the Park Boulevard Phase 3B development. The following matters were also discussed: project timeline, ownership interest and the Tenant Selection Plan (TSP). In



reference to the TSP, staff was requested to provide an update to the Board at the January 2021 meeting on CHA's rent deferral policy for residents affected by the COVID-19 pandemic.

RESOLUTION NO. 2020-CHA-65

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 17, 2020 entitled "Authorization for Proceed with the Application Process for Park Boulevard Phase 3B Utilizing Rental Assistance Demonstration Program Transfer of Assistance; Approval of the Tenant Selection Plan and Related Documents; and to Execute a Rental Assistance Demonstration Project-Based Voucher Housing Assistance Payment Contract."

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Chief Executive Officer or her designee may submit a Rental Assistance Demonstration Transfer of Assistance request to HUD to transfer a total of 36 RAD units from the Altgeld Gardens conversion awaiting transfer pool; and

THAT, the Tenant Selection Plan, Lease, and Lease Riders for Park Boulevard 3B are hereby approved; and

THAT, the Chief Executive Officer or her designee may execute a RAD Project-Based Voucher Housing Assistance Payment (HAP) Contract for up to 36 RAD PBV units in connection with Park Boulevard Phase 3B; and

THAT, the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This resolution is subject to the Owner/Developer's compliance with the CHA's MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.

(Item 6)

After presentation by staff, a robust discussion ensued. Matters discussed included: funding and financial impact of tax credits on the development budget, per unit cost, ground lease terms, construction completion timeframe, and unit subsidy.

RESOLUTION NO. 2020-CHA-66

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 17, 2020 entitled "Authorization for all Actions Necessary for the Closing of Lathrop Phase 1B Including: to Loan an Amount not to Exceed \$9,100,000 for Redevelopment and Remediation Activities; Loan Illinois



Affordable Housing Tax Credit Equity; and Execute a Rental Assistance Demonstration Project-Based Voucher Assistance Payment Contract”;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

- THAT,** the Chief Executive Officer or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$9,100,000 for redevelopment and remediation for Lathrop Phase 1B; and
- THAT,** the Chief Executive Officer or her designee may also loan proceeds from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of CHA buildings and land; and
- THAT,** the Chief Executive Officer or her designee may submit a financing plan to HUD and enter into a RAD Conversion Commitment; and
- THAT,** the Chief Executive Officer or her designee may convey the Lathrop Phase 1B buildings by deed and ground lease the Lathrop Phase 1B land; and
- THAT,** the Chief Executive Officer or her designee may execute a RAD Project-Based Voucher Housing Assistance Payment contract for up to 28 RAD PBV units and execute such other documents as may be required for the financing and operation of Lathrop Phase 1B; and
- THAT,** the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This resolution is subject to the Owner/Developer’s compliance with the CHA’s MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.

(Item 7)

After presentation by staff a brief discussion ensued. In response to a Commissioner’s question regarding insurance cost, staff informed the Board of ongoing discussion and strategy on CHA’s future business plans to evaluate overall insurance programs; forecast of market conditions and renewal cost.

RESOLUTION NO. 2020-CHA-67

- WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 17, 2020 entitled “Recommendation to award contract to Arthur J Gallagher Risk Management Services, Inc., for Insurance Brokerage and Consulting Services”;



THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or her designee, to enter into a contract with Arthur J. Gallagher Risk Management Services, Inc., to provide Insurance Brokerage and Consulting Services for a two (2) year base term from December 1, 2020 through November 30, 2022; with three (3) additional one-year options. The total contract value shall be \$1,095,000.00, consisting of \$438,000.00 during the two-year base term, and \$219,000.00 during each of the three (3) additional one-year option terms.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

Commissioner Hurlock presented an Omnibus motion for approval of the recommendations set forth in the Board Reports for Items No. 1 through 7. Commissioner Matanky seconded the motion. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and said resolutions approved for Items No. 1 through 7.

Closed Session:

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioner Hurlock moved adjournment of meeting to Closed Session for approximately 30 minutes to discuss personnel related matters; purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews. The motion was seconded by Commissioner Parker. Upon a roll call vote, nine Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, Thanoukos and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Open Meeting Reconvenes:

The Chair called the meeting to order, the following members of the Board being present: Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, and Thanoukos. Commissioner Washington was absent, and the Chair declared a quorum.

Approval of Minutes:

The Minutes of the Regular and Closed Meeting of September 15, 2020 were presented for approval. Commissioner Parker moved the minutes be accepted as presented. The motion was seconded by Commissioner Matanky. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, and Thanoukos) and No Commissioner voted "nay". The Chair declared the motion carried and the minutes were approved as



presented.

Presentation of Resolutions from Closed Session:

(Item 8)

Commissioner Harris moved approval of the recommendation for Item No. 8. Commissioner Parker seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker, and Thanoukos) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

RESOLUTION NO. 2020-CHA-68

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 17, 2020, entitled “Approval of Personnel Actions”;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

Adjournment:

There being no further business to come before the meeting, Commissioner Matanky moved approval to adjourn the meeting. Commissioner Parker seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Thanoukos) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned.

s/b: Lee Chuc-Gill, Secretary
Custodian and Keeper of Records

March 16, 2021
Date These Minutes Approved