

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**November 19, 2019**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 19, 2019, at approximately 12:05 p.m. at the Charles A. Hayes Family Investment Center, 4859 South Wabash in Chicago, IL.

Vice Chairman Craig Chico introduced Angela Hurlock as CHA's new Board Chair. Ms. Hurlock was appointed by Mayor Lightfoot in September 2019. Chair Hurlock is the Executive Director of Claretian Associates and has more than 20 years of experience in providing affordable, safe and environmentally-efficient housing to low-income residents of Chicago. Chairperson Hurlock was greeted by Commissioners, staff and the public with a warm round of applause.

Chairwoman Hurlock expressed her gratitude to the Mayor for her appointment and highlighted events she has participated in on behalf of CHA.

Chairwoman Hurlock then called the meeting to order and upon roll call those present and absent were as follows:

Present:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte Angela Hurlock James Matanky Debra Parker Francine Washington
Absent:	Bill Thanoukos

Also present were Acting CEO James Bebley, Cheryl Colston, Chief Legal Officer; Chicago Housing Authority staff members and the General Public.

There being a quorum present, the meeting duly convened, and business was transacted as follows:

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the Charles A. Hayes Family Investment Center, 4859 South Wabash. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte and Washington. Although Chairwoman Hurlock and Commissioners Matthew Brewer, Mildred Harris, James Matanky and Debra Parker were also present, they were not counted toward the quorum. Committee members then voted to adjourn to closed session to discuss certain audit reviews and investigatory matters.

Committee members then returned to open session and discussed, voted and recommended for approval the following six items.

On behalf of the Finance & Audit Committee, Committee Chairman Chico presented an Omnibus Motion for the approval of Items 1, 2, 3, 4, 5 and 6.

**(Item 1)**

The resolution for Item 1 approves the submittal of the FY2020 Compressive Budget to HUD. The FY2020 Comprehensive Budget totaling \$1.103 billion includes the following fund categories: **MTW Fund**: total sources for FY2020 is \$952.1 million. The MTW Fund combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the Amended and Restated MTW agreement. Total MTW Fund revenues consist of Housing Assistance Subsidy, Capital Grant Funds, Operating Subsidy, MTW Reserves, Block Grant, Dwelling Rental Income, RAD, Interest Income and Other Income. **Section 8 Fund (Non-MTW)**. Total sources for this program is \$21.2 million. These contracts provide appropriations for approximately \$7.6 million of Mod Rehab vouchers, \$11.4 million Veteran’s Affairs Supportive Housing (VASH) vouchers, and \$1.4 million Mainstream vouchers for housing assistance based on annual contributions contracts from HUD. **Hope VI Fund**. Total sources equal \$65 thousand. These funds are used for revitalization and community and supportive services programs. **Other Funds**. Total sources are \$129.3 million. \$76.7 million of proceeds from the \$325 million bond issue that closed in September 2018 will be used to fund capital maintenance and repairs at CHA public housing and provide loans to mixed-income developments. Additionally, other federal and local grants will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents.

**RESOLUTION NO. 2019-CHA-61**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled “Approval of FY2020 Comprehensive Budget”,

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

**THAT,** The Board of Commissioners, hereby approves the attached, FY2020 COMPREHENSIVE BUDGET”, and finds with respect to said Budget:

1. 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;
2. 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; and
3. 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.

**THAT,** the Chief Executive Officer or his designee and Chief Finance Officer are authorized to execute and forward to the US Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item 2)**

The CHA is required to perform an annual audit in conformity with Generally Accepted Auditing Principles. The audit is mandatory for participants in United States Department of Housing and Urban Development (HUD) program and is generally used to determine whether the CHA's financial data can be relied upon and the requirement promotes sound financial management, including effective internal control, with respect to federal awards administered by federal, state and local governments and not-for-profit organizations. Accordingly, the Resolution for Item 2 authorizes the Chief Executive Office to enter into a contract with Ernst & Young LLP to provide independent auditing services for one (1) two-year base term, in an amount not-to-exceed \$1,805,000, with three (3) one-year options reserved to the CHA, in the respective not-to-exceed amounts of \$940,000, \$960,000 and \$990,000 per year, for an aggregate total not-to-exceed compensation amount of \$4,695,000.

**RESOLUTION NO. 2019-CHA-62**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled "Authorization to Execute Contract with Ernst & Young LLP to Provide Independent Auditing Services for a Two-Year Period with Three Additional One-Year Options".

**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 his designee to enter into a contract with Ernst & Young LLP to provide independent auditing services for one (1) two-year base term, in an amount not-to-exceed \$1,805,000, with three (3) one-year options reserved to the CHA, in the respective not-to-exceed amounts of \$940,000, \$960,000 and \$990,000 per year, for an aggregate total not-to-exceed compensation amount of \$4,695,000.

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

**(Item 3)**

In 2016, CHA and the City of Chicago entered discussions related to enhancing community amenities for residents of the City of Chicago including CHA residents. One such project is the renovation of, and construction of major capital improvements to, the Whitney M. Young, Jr. Library. The existing 9,962 square foot library was built in 1973. The resolution for Item 3 ratifies the Letter of Agreement between the CHA and the Public Building Commission (PBC) for the renovation of the Library. The proposed renovation and construction of capital improvements includes but is not limited to the expansion of the building which will add 2,808 square feet, bringing the total building square footage to 12,770; upgraded and expanded toilet rooms to meet ADA requirements; new gas MEP system and upgraded finishes; new

insulated roofing system; new insulated wall assembly for thermal performance; CCTV Surveillance Cameras; environmental remediation, and; site development, including east row parking lot and south side parking/trash enclosure. The Chicago Public Library staff will provide new services/programs with the addition of the early learning center and YouMedia lab to enhance programming for CHA youth in the area.

**RESOLUTION NO. 2019-CHA-63**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled, “Authorization to: 1) Ratify the Letter of Agreement between the Chicago Housing Authority (CHA) and the Public Building Commission (PBC) for the renovation of the Library located at 7901 S. King Drive; 2) Provide CHA funds in an amount not to exceed \$2,000,000 to the City of Chicago acting for the PBC to renovate and make capital improvements to the Library; 3) Execute an intergovernmental Agreement with the PBC memorializing the provision of such CHA funds; and 4) Execute all other documents as may be necessary or appropriate to implement the foregoing.

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

**THAT,** The Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to: 1) Ratify the Letter of Agreement between the CHA and the PBC for the renovation of the Library located at 7901 S. King Drive; 2) Provide CHA funds in an amount not to exceed \$2,000,000 to the City of Chicago acting for the PBC to renovate and make capital improvements to the Library; 3) Execute an intergovernmental Agreement with the PBC memorializing the provision of such CHA funds; and 4) Execute all other documents as may be necessary or appropriate to implement the foregoing.

**(Item 4)**

The resolution for Item 4 approves an investment of non-federal funds in an amount not to exceed \$1.5 million into a partnership between the CHA through its nonprofit 501(C)4 affiliate, Chicago Housing Consulting Services, Inc., and the Habitat Company related to the commercial development known as Ogden Commons. Habitat, SHS and Cinespace were authorized as the development team for CHA’s former Lawndale Complex and Ogden Courts East as a result of a competitive process in 2017. In March 2018, the Board of Commissioners authorized the fee simple sale of 1.6 acres of land, formerly the Ogden Courts East property, to the Ogden Washtenaw Commercial LLC. SHS and Cinespace have added an additional 5.5 acres to the CHA site, nearly doubling the footprint of the development program. The total Ogden Commons development plan consists of 10.9 acres. The first phase of the multi-phased development includes a 50,000 SF commercial building. The total project cost is approximately \$22 million. The financing sources for the project include; a first mortgage from PNC Bank, a PNC Bank Qualified Opportunity Zone Equity investment, a City of Chicago Neighborhood Opportunity Fund grant, along with equity investments from Habitat and the CHA/CHCS. The CHA/CHCS investment will be used for equity and/or debt related to the commercial construction. The total leasable space is approximately 38,000 square feet. Over a ten-year period, the return on investment is expected to be 7% to 10%. The building will house both administrative and medical offices for Sinai Health System and office space for Cinespace. Retail tenants include Wintrust Bank,

Steak and Shake and Ja' Grill restaurant. Currently, 85% of the tenants have executed leases or are in the final stages of lease negotiations.

Commissioner Harte abstained from voting on Item No. 4.

**RESOLUTION NO. 2019-CHA-64**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled "AUTHORIZATION TO 1) INVEST NON-FEDERAL FUNDS IN AN AMOUNT NOT TO EXCEED \$1.5 MILLION INTO A PARTNERSHIP BETWEEN THE CHA THROUGH ITS NONPROFIT 501(C)4 AFFILIATE, CHICAGO HOUSING CONSULTING SERVICES INC., AND THE HABITAT COMPANY RELATED TO THE COMMERCIAL DEVELOPMENT KNOWN AS OGDEN COMMONS, AND 2) EXECUTE ALL NECESSARY DOCUMENTS TO IMPLEMENT THE FOREGOING.

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

**THAT,** the Board of Commissioners hereby 1) approves an investment of non-federal funds in an amount not to exceed \$1.5 million into a partnership between the CHA through its nonprofit 501(C)4 affiliate, Chicago Housing Consulting Services, Inc., and the Habitat Company related to the commercial development known as Ogden Commons, and 2) approves the execution of all necessary documents to implement the foregoing.

**(Item 5)**

Salesforce.com (Salesforce), is the original equipment manufacturer of a cloud-based Customer Relationship Management (CRM) platform which is currently used by CHA for the management of the HCV call center and Resident Services FamilyWorks programs. This system also allows the CHA to monitor the contracted vendors', NMA and CVR, performance in the delivery of services in these programs, which includes but is not limited to: case management services; Community and Supportive Services; Relocation Services; and activities related to HCV's call center. The current contract with Salesforce for CRM subscription seats expires on December 31, 2019. After receiving a direct quotation for the subscription-based software from Salesforce under the CHA's existing contractual relationship, the CHA published notification of a Sole Source procurement on its website in September 2019. No other vendors responded to provide subscription-based software agreement. Accordingly, the resolution for Item 5 approves a five-year subscription-based software agreement with Salesforce.com.

**RESOLUTION NO. 2019-CHA-65**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled "AUTHORIZATION TO ENTER INTO A FIVE (5) YEAR SUBSCRIPTION-BASED SOFTWARE AGREEMENT WITH SALESFORCE.COM, INC."

**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 his designee to enter into a five (5) year subscription-based software agreement with Salesforce.com,

Inc., effective from January 1, 2020 through December 31, 2024, in an amount not-to-exceed \$2,070,600.

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

**(Item 6)**

The Resolution for Item 6 approves a contract award to Illinois Licensed Attorneys to serve as Hearing Officers for Housing Choice Voucher Administrative Hearings. Each contract has a one-year base term of January 1, 2020 through December 31, 2020, and four (4) one-year options. Pursuant to the HUD rules and regulations and the CHA Administrative Plan, CHA must provide Housing Choice Voucher participants due process hearings, at their request, prior to taking certain adverse actions that impact participants' assistance. CHA has historically engaged hearing officers, as independent contractors, with prior hearing officer experience, including former judges from the Circuit Court of Cook County. HUD regulations do not place limitations on a public housing authorities' ability to designate the personnel to present the cases on the public housing authorities' behalf. CHA issued an RFP on July 22, 2019 for HCV Program Hearing Officer Services to 50 vendors.

**RESOLUTION NO. 2019-CHA-66**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019, entitled "RECOMMENDATION TO AWARD CONTRACTS TO ILLINOIS LICENSED ATTORNEYS TO SERVE AS HEARING OFFICERS FOR HOUSING CHOICE VOUCHER ADMINISTRATIVE HEARINGS."

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

**THAT** the Board of Commissioners ("Board") authorizes the Acting Chief Executive Officer to enter into contracts with Illinois licensed attorneys to serve as Hearing Officers for a one-year base term from January 1, 2020 through December 31, 2020, with four (4) one-year options. The aggregate not to exceed amount for the base term of all the contracts is \$655,000.00. The Board delegates authority to the Acting Chief Executive Officer, or appointed Chief Executive Officer, to use his/her discretion to exercise the options. Each option term shall only be exercised at the time of the expiration of the prior contract term and may only be exercised individually.

The Motion to adopt resolutions for Items 1 through 6 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte (abstained from voting on Item No. 4 only)  
Angela Hurlock  
James Matanky  
Debra Parker  
Francine Washington

Nays: None

There being no questions or discussion, Chairwoman Hurlock thereupon declared said Motion carried and said resolutions adopted.

Meghan Harte, Chairwoman of the Tenant Services committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its monthly meeting earlier today. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harris, Parker and Washington. Although Chairwoman Hurlock and Commissioners Chico, and Matanky were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval the following four items appearing on the agenda.

On behalf of the Tenant Services committee, Commissioner Harte presented an Omnibus Motion for approval of Items 7 through 10.

**(Item 7)**

The resolution for Item 7 approves the award of five contracts for FamilyWorks Services with: 1) YWCA Metropolitan Chicago for an aggregate not-to-exceed amount of \$11,909,554.00; 2) Near West Side Community Development Corporation for an aggregate not-to-exceed amount of \$8,152,835.00; 3) Centers for New Horizons, Inc. for an aggregate not-to-exceed amount of \$14,559,912.00; 4) Employment & Employer Services, Inc. for an aggregate not-to-exceed amount of \$15,561,611.00; and 5) Metropolitan Family Services for an aggregate not-to-exceed amount of \$9,203,387.00; each for a two-year base term and three (3) one-year option terms, to provide FamilyWorks Services. CHA released an RFP in July 2019 for these services. Seven proposals were received; one respondent was deemed non-responsive. CHA has administered the FamilyWorks program since 2009, to ensure residents have access to comprehensive social service support. FamilyWorks is the cornerstone program by which all CHA sponsored events and programs operate. The 2020 FamilyWorks program model will continue to target services to address individual resident needs. However, a family-centered coaching model has also been incorporated. A key aspect of the family-centered coaching model empowers the participant to take the lead to accomplish goals, while staff provide the necessary support.

**RESOLUTION NO. 2019-CHA-67**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled “RECOMMENDATION TO AWARD CONTRACTS FOR FAMILYWORKS SERVICES”.

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

**THAT,** the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to execute contracts with: 1) YWCA Metropolitan Chicago for an aggregate not-to-exceed amount of \$11,909,554.00; 2) Near West Side Community Development Corporation for an aggregate not-to-exceed amount of \$8,152,835.00; 3) Centers for New Horizons, Inc. for an aggregate not-to-exceed amount of \$14,559,912.00; 4) Employment & Employer Services, Inc. for an aggregate not-to-exceed amount of \$15,561,611.00; and 5) Metropolitan Family Services for an aggregate not-to-exceed amount of

\$9,203,387.00; each for a two-year base term and three (3) one-year option terms, to provide FamilyWorks Services. The Board delegates authority to the Acting Chief Executive Officer or appointed Chief Executive Officer to use his/her discretion to exercise the option terms. Each option term shall only be exercised individually, and at the time of the expiration of the prior contract term. The Board further authorizes CHA to reallocate individual contract amounts provided the CHA does not surpass the aggregate not to exceed amount.

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

**(Item 8)**

The resolution for Item 8 approves an Intergovernmental Agreement (IGA) with the Chicago Park District (CPD) for a one-year term from January 1, 2020 through December 31, 2020 to provide year-round park district programs for Chicago Housing Authority youth residents and tenants in an amount not to exceed \$550,000. Since 2002, CHA and CPD have collaborated to provide year-round park district programs for CHA youth who otherwise may not be able to participate due to cost. CPD programs provide youth with age-appropriate activities, while assisting working parents by offering safe and constructive programs for children during out-of-school time. This IGA offers reduced program fees for CHA youth for year-round voucher programs and the remaining program fees are split between CHA and CPD. CHA and CPD will continue to collaborate to bring supplemental programming to Park Districts near CHA developments.

**RESOLUTION NO. 2019-CHA-68**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled "Authorization to Execute an Intergovernmental Agreement with the Chicago Park District".

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

**THAT,** the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to execute an Intergovernmental Agreement with the Chicago Park District for a one-year base term from January 1, 2020 through December 31, 2020 to provide year-round park district programs for Chicago Housing Authority youth residents and tenants in an amount not to exceed \$550,000.

**(Item 9)**

The Resolution for Item 9 approves a Funding Agreement with the Central Advisory Council for a one-year term from January 1, 2020 through December 31, 2020 in an amount not to exceed \$1,020,530. A Funding Agreement between CHA and the CAC is required by HUD Regulations for funding provided by a housing authority for a duly-elected resident council. The Funding Agreement will be used to fund tenant participation activities (officer stipends, operating expenses, etc.) and will also include special programs such as the Section 3 Small Grants Program, which provides small grants for residents in need of business development assistance.

Commissioner Washington abstained from voting on Item No. 9.



**RESOLUTION NO. 2019-CHA-69**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled “Authorization to enter into a Funding Agreement with the Central Advisory Council”.

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

**THAT**, the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to enter into a Funding Agreement with the Central Advisory Council for a base term from January 1, 2020 through December 31, 2020 in an amount not to exceed \$1,020,530.

**(Item 10)**

The Chicago Housing Authority released a Request for Preproposal (RFP) on April 15, 2019 for Multicultural and Multilingual Marketing and Outreach Services in area newspapers. A total of 15 proposals from 3 vendors were received. Proposals were received for 13 out of the 15 Community Areas included in the RFP. One proposal was submitted for Albany Park, Belmont Cragin, Chicago Lawn, East Side, Gage Park, New City, Rogers Park, South Lawndale, Armour Square, Jefferson Park and West Lawn. Two (2) proposals were received for Humboldt Park and Logan Square. Oral presentations were held for Humboldt Park and Logan Square. Therefore, resolution for Item No. 10 approves the award of contracts to Erie Neighborhood House, Spanish Coalition for Housing, and Latin United Community Housing in an aggregate amount of \$3,775,352 for a one-year base term and two one-year option terms to provide marketing and outreach services in 12 Community Areas: Albany Park, Belmont Cragin, Chicago Lawn, East Side, Gage Park, Humboldt Park, Logan Square (*new*), New City, Rogers Park (*new*), Armour Square (*new*), Jefferson Park (*new*) and West Lawn (*new*). The Board further authorizes the increase of the vendors’ contract values or reallocation of funds as deemed appropriate for awarded incentive pay, provided the Board approved aggregate amount for all contracts is not exceeded.

**RESOLUTION NO. 2019-CHA-70**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled “Authorization to Award Performance Based Contracts for Community Alliance: Multicultural and Multilingual Marketing and Outreach 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 his designee to execute performance-based contracts with each of the following: Erie Neighborhood House, Latin United Community Housing and Spanish Coalition for Housing, in an aggregate amount of \$3,775,352 for a one-year base term and two (2) one-year options, to administer the Community Alliance initiative in 12 Community Areas. The Board further authorizes the increase of the vendors’ contract values or reallocation of funds to include

awarded incentive pay as deemed appropriate, provided the Board approved aggregate amount for all contracts is not exceeded.

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

The Motion to adopt resolutions for Items 7, 8, 9, and 10 was seconded by Commissioner Parker and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
James Matanky  
Debra Parker  
Francine Washington (abstained from voting on Item No. 9 only)

Nays: None

There being no questions or discussion, Chairwoman Hurlock thereupon declared said Motion carried and said resolutions adopted.

Matthew Brewer, Chairman of the Real Estate Operations Development committee, then presented his report. Per Commissioner Brewer, the Real Estate Operations Development Committee held its monthly meeting earlier today. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Chico, Harris, and Matanky. Although Chairwoman Hurlock and Commissioners Harte, Parker, and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted and recommended for approval the following five items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 11 through 15.

**(Item 11)**

The resolution for Item 11 approves a loan of CHA funds in an amount not to exceed \$750,000 to Surf Senior Housing Limited Partnership for roof repair work; authorizes the designated officers of Surf Housing Development, LLC identified in the Operating Agreement of Surf Housing Development, LLC, dated August 23, 2005; authorize CHA to loan funds in an amount not to exceed \$371,620 to Surf Senior Housing Limited Partnership for facade repair work; ratifies a loan of CHA funds in an amount not to exceed \$143,957 to Pomeroy Senior Housing Limited Partnership; ratifies the designated officers' of Pomeroy Housing Development, LLC identified in the Operating Agreement of Pomeroy Housing Development, LLC, dated March 4, 2010. Britton Budd Senior Apartments is a mixed-finance renovation project of a 172-unit eleven story building located at 501 W. Surf St., Chicago Illinois in the Lakeview Historic District. In July 2008, to facilitate the financing of the renovation of the building, CHA transferred the property to Surf Senior Housing Limited Partnership, a tax credit limited partnership of which a wholly owned affiliate of the CHA, Surf Housing Development, LLC, is the General Partner. Pomeroy Senior Apartments is a mixed-finance renovation project of a nine story 104-

unit building located at 5650 N. Kenmore Ave., Chicago Illinois in the Edgewater community. In July 2010, to facilitate the financing of the renovation of the building, CHA transferred the property to Pomeroy Senior Housing Limited Partnership, a tax credit limited partnership of which a wholly owned affiliate of the CHA, Pomeroy Housing Development, LLC, is the General Partner.

**RESOLUTION NO. 2019-CHA-71**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled “Recommendation To (1) Loan Chicago Housing Authority Funds In An Amount Not To Exceed \$750,000 To Surf Senior Housing Limited Partnership for roof repairs; (2) Loan Chicago Housing Authority Funds In An Amount Not To Exceed \$371,620 To Surf Senior Housing Limited Partnership for facade repairs; (3) Ratify Loan of Chicago Housing Authority Funds In An Amount Not To Exceed \$143,957 To Pomeroy Senior Housing Limited Partnership for roof repairs; and (4) Execute And Deliver Such Documents And Perform Such Actions As May Be Necessary Or Appropriate To Implement The Foregoing”.

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

**THAT,** 1) Authorization is hereby given for CHA to loan funds in an amount not to exceed \$750,000 to Surf Senior Housing Limited Partnership for roof repair work and for the Chief Executive Officer of CHA or his designee to execute and deliver such documents, certificates and undertakings on behalf of CHA to perform such actions as may be necessary or appropriate to implement the foregoing; 2) Authorization is hereby given for the Surf Housing Designated Officers to execute and deliver such documents, certificates and undertakings on behalf of Surf Housing Development, LLC (either in its own capacity or as the General Partner of Surf Senior Housing Limited Partnership) to perform such actions as may be necessary or appropriate to implement the foregoing; 3) Authorization is hereby given for CHA to loan funds in an amount not to exceed \$371,620 to Surf Senior Housing Limited Partnership for facade repair work and for the Chief Executive Officer of CHA or his designee to execute and deliver such documents, certificates and undertakings on behalf of CHA to perform such actions as may be necessary or appropriate to implement the foregoing; 4) Authorization is hereby given for the Surf Housing Designated Officers to execute and deliver such documents, certificates and undertakings on behalf of Surf Housing Development, LLC (either in its own capacity or as the General Partner of Surf Senior Housing Limited Partnership) to perform such actions as may be necessary or appropriate to implement the foregoing; 5) Ratification is hereby given for CHA to loan funds in an amount not to exceed \$143,957 to Pomeroy Senior Housing Limited Partnership for roof repair work and for the Chief Executive Officer of CHA or his designee to execute and deliver such documents, certificates and undertakings on behalf of CHA to perform such actions as may be necessary or appropriate to implement the foregoing; 6) Ratification is hereby given for the Pomeroy Housing Designated Officers to have executed and delivered such documents, certificates and undertakings on behalf of Pomeroy Housing Development, LLC (either in its own capacity or as the General Partner of Pomeroy Senior Housing Limited Partnership) for the performance of such actions as may have been necessary or appropriate to implement the foregoing; and 7) Authorization is hereby given for the

execution and delivery of such documents and the performance of such actions as may be necessary or appropriate to implement all of the foregoing.

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

**(Item 12)**

The resolution for Item No. 12 approves an agreement to enter into a Housing Assistance Payments (AHAP) Contract with 5150 Northwest Apartments; a Housing Assistance Payments (HAP) Contract with Eleven40 Apartments and 5150 Northwest Apartments. Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy. **Eleven40 Apartments** is a 320-unit, market rate, 26-story, elevator building located in an Opportunity area the South Loop community. The building contains 160 studio, 80 one-bedroom, and 80 two-bedroom apartments. Building amenities include an onsite fitness and spin studio, live performance area, aqua lounge with pool, a room for live performances, a game room as well as 24-hour front desk security staff. PRA will assist 10 units: 5 studios, 3 one-bedroom and 2 two-bedroom units. Tenants will be responsible for all utilities. Units will include a refrigerator, stove and microwave. Tenants will come from the CHA Wait Lists. Eleven40 Apartments is owned by DRM US Bridge Fund H30 L.P. **5150 Northwest Apartments** received a Preliminary Commitment from the CHA Board of Commissioners at the March and June 2017 meetings. The development was awarded Low-Income Housing Tax Credits by the Illinois Housing Development Authority in May 2019. 5150 Northwest Apartments is a new construction, 7-story masonry, elevator building located in an Opportunity and General Area in Chicago's Jefferson Park community. The building will offer 75 total units: 5 studios, 16 one-bedroom, 16 two-bedroom, and 38 three-bedroom units. 14 units will be accessible with 3 units meeting federal Type A 504 requirements; all units will be adaptable and sensory adaptable. PRA will assist 30 units: 4 studios, 9 one-bedroom, 7 two-bedroom, and 10 three-bedroom units. 5150 has received approval from the US Department of Veteran's Affairs (VA) to utilize 10 VASH vouchers as part of the PRA voucher commitment. Property amenities include a grand lobby with piano and pool table, arcade and media room, co-working business center, 75-unit bike storage with bike repair station, on-site management and leasing offices, a controlled entry system, and a dog run. Approximately 5,000 square feet of ground floor commercial space will house the Job Training Café and Coffee House and a Non-Profit Incubator. 43 parking spaces will be available for the residential and commercial tenants. 5150 Northwest LP, property management team, is a subsidiary of Full Circle Communities Inc. (FCC), an Illinois non-profit 501(c) (3) organization.

**RESOLUTION NO. 2019-CHA-72**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated November 19, 2019 entitled "Recommendation to execute a Housing Assistance Payments Contract with a) Eleven40 Apartments and b) 5150 Northwest 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 his designee to execute 1) an Agreement to enter into a Housing Assistance Payments Contract with

5150 Northwest Apartments; 2) Housing Assistance Payments Contract with a) Eleven40 Apartments and b) 5150 Northwest Apartments; and 3) all other documents as may be necessary or appropriate to implement the foregoing.

**(Item 13)**

Albany Terrace and Irene McCoy Gaines Apartments are two senior communities with CHA senior residents. Extensive physical needs assessments were completed by CHA and the CHA staff recommended significant rehabilitation work for the long-term preservation and improvements at the two buildings. CHA staff determined it would be best to partner with a developer to rehabilitate Irene McCoy Gaines Apartments at 3700 West Congress Parkway and Albany Terrace at 3030 West 21<sup>st</sup> Place. Accordingly, CHA issued a Request for Proposal for the Redevelopment of Albany Terrace and Irene McCoy Gaines in April 2019 and received seven proposals. Four developers were within the competitive range and invited for Oral Presentations. One of the developers within the competitive range withdrew their proposal before their oral presentation. The Michaels Development Company I, L.P. scored the highest with a combined technical and oral presentations score of 535.5 points out of 650 maximum points. The resolution for Item 13 approves The Michaels Development Company I, L.P. as the co-developer for Albany Terrace and Irene McCoy Gaines properties and authorizes the Acting Chief Executive Officer to execute a development agreement for Albany Terrace and Irene McCoy Gaines properties.

**RESOLUTION NO. 2019-CHA-73**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 19, 2019 entitled “Recommendation to Approve a Development Team to Rehabilitate and Co-Develop Albany Terrace and Irene McCoy Gaines Apartments.”

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

**THAT**, The Michaels Development Company I, L.P. is approved as the co-developer for Albany Terrace and Irene McCoy Gaines Apartments;

**THAT**, the Acting Chief Executive Officer is authorized to execute a development agreement for Albany Terrace and Irene McCoy Gaines Apartments; and

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

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

**(Item 14)**

The resolution for Item 14 approves submittal of a Disposition Application to HUD for the disposition of property known as 508 East Pershing Road at the Oakwood Shores development site; loan CHA funds in an amount not to exceed \$7,500,000; execute a remediation agreement for the underlying land; and convey land by a ground lease. These public housing developments originally contained a total of 3,267 units located on approximately 94 acres of land. CHA demolished the original structures by 2006.

Over the last 12 years, CHA has worked in collaboration with its development partners, Oakwood Boulevard Associates (OBA) and Granite Partners for Oakwood Boulevard (“GPOB”), to create 863 mixed-income housing units in the new Oakwood Shores development on a portion of the site. 508 Pershing is the seventh rental phase of Oakwood Shores. This phase will consist of 53 newly constructed, mixed income units within a mixed-use building offering 3,500 square feet of non-residential space on the 1<sup>st</sup> floor and 40 residential parking spaces. 508 Pershing will consist of apartments for three different income tiers – public housing, other affordable, and unrestricted market rate residents, respectively. These units will complete the HUD requirements tied to the development of the Arts and Rec Center at Ellis Park. CHA seeks to proceed with the phase of development contemplated under the redevelopment plan for Oakwood Shores at 508 E. Pershing Rd. The board action will provide authorization to proceed with the land disposition for this phase of rental development. This disposition activity was identified in the CHA FY2016 MTW Annual Plan Approved by HUD.

**RESOLUTION NO. 2019-CHA-74**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter entitled: Authorization Submit a Disposition Application to the United States Department of Housing and Urban Development (HUD) for the Disposition of Property Comprising the Oakwood Shores 508 East Pershing Road Development Site and Loan Chicago Housing Authority funds in an amount not to exceed \$7,500,000.”

**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 his designee to 1) Submit a Disposition Application to HUD for the disposition of property comprising the Oakwood Shores 508 East Pershing Road development at the Oakwood Shores development site; 2) Loan Chicago Housing Authority funds in an amount not to exceed \$7,500,000; 3) Execute a remediation agreement for the underlying land; 4) Convey land by ground lease; and 5) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**(Item 15)**

The resolution for Item 15 approves the increase to the loan for John Pennycuff Memorial Apartments by an amount not to exceed \$407,000 to be funded with Rental Assistance Demonstration (RAD) program Rehab Assistance Payments. The John Pennycuff Memorial Apartments is a building under construction in the Logan Square neighborhood at the intersection of N. Milwaukee and North Campbell Avenues. This 88-unit development building will have 47 units for CHA residents. The CHA Board previously approved an initial loan toward the entire development budget under Resolution No. 2017-CHA-66 on June 20, 2017 in the amount of \$12,500,000. Subsequently, on November 21, 2017 and prior to the finance closing the CHA Board approved Resolution Number 2017-CHA-125 and committed an additional \$1,000,000 to the project increasing the CHA loan to \$13,500,000 in MTW funds. After closing, due to a delay in construction commencement, there was a rise in construction costs and subcontractors were not able to hold their prices. Therefore, the development costs were almost \$1 million more than initially projected. The total estimated project budget, originally up to \$25,000,000, has increased to \$25,807,650. Due to the increase in costs, CHA requests authorization to provide a new loan in an amount not to exceed \$407,000, thereby increasing CHA’s overall loan

commitment to the Pennycuff development to a not to exceed amount of \$13,907,000. There have been no major changes to the proposed development plan, design, or development team partners. The new development, currently under construction, will still provide 47 of the 88 total new rental units for CHA residents. A new loan instrument will be executed with the project's development ownership entity and will be co-terminus with CHA's current loan agreement.

**RESOLUTION NO. 2019-CHA-75**

**WHEREAS, the Board of Commissioners** of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled "Authorization to Increase the Loan for John Pennycuff Memorial Apartments by an amount not to exceed \$407,000."

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

**THAT,** the total loan for John Pennycuff Memorial Apartments shall be increased by an amount not to exceed \$407,000 to be funded with HUD Rental Assistance Demonstration (RAD) program Rehab Assistance Payments. With this additional loan increase, the total CHA loans would be \$13,907,000.00

**THAT,** RAD documents be amended as may be required by HUD; and

**THAT,** the Acting CEO or his designee shall execute and deliver such documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

The Motion to adopt the resolutions for Items 11 through 15 was seconded by Commissioner Chico and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte Angela Hurlock James Matanky Debra Parker Francine Washington
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Nays:	None
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There being no questions or discussion, Chairwoman Hurlock thereupon declared said Motion carried and said resolutions adopted.

Chair Hurlock then made the following announcement: "as Executive Director of Claretian Associates, a not-for-profit organization that provides affordable housing in the City of Chicago, Claretian is a party to HAP contracts for both the CHA's HCV and PBV programs. To avoid any appearance of impropriety or conflict of interest I am publicly disclosing the nature and extent of Claretian's involvement with

CHA. At this time, I would like to recuse myself from any discussion or vote on Item No. 16; will pass the gavel to Vice-Chairman Chico and leave the room”.

**(Item 16)**

The resolution for Item 16 approves, ratifies and confirms authorization of the Acting CEO to enter into an IGA between CHA and the Housing Authority of Cook County to address and resolve any known or potential conflicts of interest by allowing each housing authority (in this case, the CHA and HACC), to administer the other housing authority’s Housing Choice Vouchers (HCV) and Project-Based Vouchers (PBV), where a board member, employee/vendor or immediate family member of a board member or employee/vendor, has either a financial interest in a Housing Assistance Payment (HAP) contract or is a participant in the HCV or PBV program administered by the respective housing authority. The Board also delegates authority to the CHA’s Acting Chief Executive Officer, or appointed Chief Executive Officer, to 1) use his/her discretion to further modify, amend or extend the IGA (or any other existing IGA) without additional Board Approval, and 2) to enter into new Intergovernmental Agreements with housing authorities to address actual or potential conflicts of interest, should they become known or arise in the future with CHA’s board members, employees/vendors, and immediate family of either a board member or employee/vendor.

**RESOLUTION NO. 2019-CHA-76**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2019 entitled “RECOMMENDATION TO APPROVE, TO RATIFY, and AND TO CONFIRM AUTHORIZATION OF THE ACTING CEO TO ENTER INTO, AN INTERGOVERNMENTAL AGREEMENT BETWEEN CHICAGO HOUSING AUTHORITY AND HOUSING AUTHORITY OF COOK COUNTY.”

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

**THAT,** the Board of Commissioners approves, ratifies, and confirms authorization of the Acting CEO to enter into an Intergovernmental Agreement (“IGA”) between Chicago Housing Authority (“CHA”) and Housing Authority of Cook County. The Board delegates authority to the CHA’s Acting Chief Executive Officer, or appointed Chief Executive Officer, to use his/her discretion to further modify, amend or extend the IGA, and to enter into new Intergovernmental Agreements with housing authorities as a resolution to such conflicts of interest, should they become known or arise in the future with CHA’s board members, employees/vendors, or respective immediate family members.

Commissioner Chico then announced that Item No. 16 will be voted upon at the conclusion of the Closed Session.

Chairwoman Hurlock joined the meeting in session and invited residents and the public at large to address the Board.

Immediately following Public Participation and upon Motion made by Chairwoman Hurlock and properly seconded by Commissioner Harte the Commissioners adjourned to Closed Session.



Chairwoman Hurlock announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately 60 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.

Following Closed Session, Commissioners reconvened in Open Session.

Chairwoman Hurlock called the meeting to order and upon roll call those present and absent were as follows:

Present: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
James Matanky  
Debra Parker  
Francine Washington

Absent: None

There being a quorum present, the meeting duly reconvened and business was transacted as follows:

Upon motion made by Chairwoman Hurlock and properly seconded by Commissioner Harris, the open and closed minutes for meetings of September 17, 2019, were approved as submitted.

The Chairwoman then announced that during Closed Session Commissioners discussed Items No. 18 and No. 19.

Commissioner Harte presented a Motion for the approval of Items 18 and 19.

**(Item 18)**

**RESOLUTION NO. 2019-CHA-77**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 19, 2019, entitled “AUTHORIZATION FOR PAYMENT OF GAUTREAU PLAINTIFFS’ COUNSEL, BUSINESS AND PROFESSIONAL PEOPLE FOR THE PUBLIC INTEREST (“BPI”), ATTORNEYS’ FEES AND EXPENSES FOR THE PERIOD OF JANUARY 1, 2017 TO FEBRUARY 22, 2019,” requesting authorization to pay BPI attorneys’ fees and expenses.

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

**THAT**, the Board of Commissioners authorizes the Acting Chief Executive Officer and the Chief Legal Officer to approve the “AUTHORIZATION FOR PAYMENT OF GAUTREAU PLAINTIFFS’ COUNSEL, BUSINESS AND PROFESSIONAL PEOPLE FOR THE PUBLIC INTEREST (“BPI”), ATTORNEYS’ FEES AND EXPENSES FOR THE

PERIOD OF JANUARY 1, 2017 TO FEBRUARY 22, 2019,” subject to approval by the court.

**(Item 19)**

**RESOLUTION NO. 2019-CHA-78**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 19, 2019, 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.

The Motion to adopt the resolutions for Items 18 and 19 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
James Matanky  
Debra Parker  
Francine Washington

Nays: None

There being no questions or discussion, Chairwoman Hurlock thereupon declared said Motion carried and said resolutions adopted.

There being no further business to come before the Commissioners, upon Motion made by Commissioner Chico and seconded by Commissioner Matanky, the board meeting of November 19, 2019, was adjourned at approximately 2:20 pm.

S/B: Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records