



**REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS**
CHA Corporate Office, 60 E. Van Buren, 7th Fl., Chicago, Illinois

**Tuesday, May 18, 2021
9:20 a.m.**

AGENDA

- I. Roll Call**
- II. Centering Thoughts – *Commissioner Mildred Harris***
- III. Presentation of Resolutions and Committee Reports**

Finance & Audit Committee Report – Craig Chico, Chairman

Item No. 1 Recommendation to award contracts for Internal Audit Services. Recommended Awardees: RSM US LLP for a total contract value of \$2,632,500 and Baker Tilly for a total contract value of \$2,117,500 for an aggregate total of \$4,750,000 – *Allen Faucett, Senior Director, Audit Management and Compliance*

Real Estate Operations Development Committee Report – Matthew Brewer, Chairman

Item No. 2 Recommendation to award contracts for Professional Property Management Services at select residential properties within the Chicago Housing Authority portfolio – *Eric Garrett, Chief of Property and Asset Management*

Item No. 3 Recommendation to proceed with Transfer of Assistance of Project Based Voucher Rental Assistance under the Rental Assistance Demonstration Program for Ogden Commons Phase A-1 – *Ann McKenzie, Chief Development Officer*

Item No. 4 Recommendation to submit a RAD Application for Roosevelt Square Phase 1 Recapitalization – *Ann McKenzie, Chief Development Officer*

Item No. 5 Recommendation to approve actions necessary for the closing of Oakwood Shores Phase 3-1 including: to loan an amount not-to-exceed \$6,175,000 for redevelopment and remediation activities; and to loan Illinois Affordable Housing Tax Credit Equity – *Ann McKenzie, Chief Development Officer*

Item No. 6 Recommendation to approve actions necessary for the closing of Park Boulevard Phase 3B including: to loan an amount not-to-exceed \$15,000,000 for redevelopment and remediation activities; and to loan Illinois Affordable Housing Tax Credit Equity – *Ann McKenzie, Chief Development Officer*

- IV. Report from Chief Executive Officer – Tracey Scott**
- V. Public Participation**

VI. Closed Meeting

- Commissioners will vote on whether to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to possibly discuss matters under the following exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable litigation under (c) (11); review of closed meeting minutes under (c) (21) and audit reviews under (c) (29).

VII. Open Session Resumes – Roll Call

VIII. Approval of Minutes for the Closed and Regular Meetings of March 16, 2021.

IX. Presentation of Matters from Closed Session

Item No. 7 Recommendation to approve Personnel Actions – *Patricia Rios, Chief Administration Officer*

XI. Adjournment



**BOARD OF COMMISSIONERS
Finance & Audit Committee Meeting**

CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

**Tuesday, May 18, 2021
8:30 a.m. – Virtual Meeting**

Closed Meeting Agenda

- I. **Roll Call**
- II. **Closed Meeting**
 - Commissioners voted to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to discuss matters under the following exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable litigation under (c) (11); review of closed meeting minutes under (c) (21) and audit reviews under (c) (29).
- III. **5 ILCS 120/2(c) (21)**
Review of Minutes for the Finance & Audit Closed Meeting of March 16, 2021.
- IV. **5 ILCS 120/2(c) (29)**
Update by Inspector General
 - 1st Quarter Report
 - Investigations and Audits Update
- V. **Discussion by Committee Members**
- VI. **Meeting Adjourns**



**BOARD OF COMMISSIONERS
Finance & Audit Committee Meeting**

CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

**Tuesday, May 18, 2021
8:30 a.m. – Virtual Meeting**

AGENDA

I. Roll Call

II. Closed Meeting

- Commissioners voted to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to discuss matters under the following exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale, and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable litigation under (c) (11); review of closed meeting minutes under(c) (21) and audit reviews under (c) (29).
 - Update from the Inspector General

III. Open Session - Roll Call

IV. Approval of Minutes for the Finance & Audit Committee Meeting of March 16, 2021.

V. Resolution

Item No. 1 Recommendation to award contracts for Internal Audit Services. Recommended Awardees: RSM US LLP for a total contract value of \$2,632,500 and Baker Tilly for a total contract value of \$2,117,500 for an aggregate total of \$4,750,000 – *Allen Faucett, Senior Director, Audit Management and Compliance*

VI. Adjournment



May 18, 2021

Item No. 1

RECOMMENDATION TO AWARD INTERNAL AUDIT SERVICES CONTRACTS

Presenter: Allen Faucett, Senior Director, Audit Management and Compliance

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners (Board) of the Chicago Housing Authority approves the award of contracts to the below-listed contractors in the aggregate not-to-exceed compensation amount of \$4,750,000.00, consisting of a total base term contract compensation not-to-exceed \$1,900,000.00 for the contracts' common two (2) year base term effective from June 1, 2021 through May 31, 2023; plus three (3) one-year option terms reserved to CHA in the aggregate not-to-exceed compensation amount \$2,850,000.00, to provide Internal Audit Services to the Chicago Housing Authority.

The Board delegates authority to the Chief Executive Officer to use her discretion to exercise the contract options. The Chief Executive Officer shall not exercise more than one option in any year.

Recommended Awardee	Base Contract Value	Base Term	Option Terms (One-Year)	Total Contract Value
RSM US LLP	\$1,160,000	2 Years	1 st Option: \$522,500 2 nd Option: \$475,000 3 rd Option: \$475,000	\$2,632,500
Baker Tilly	\$740,000	2 Years	1 st Option: \$522,500 2 nd Option: \$475,000 3 rd Option: \$475,000	\$2,117,500
Base Term Total:	\$ 1, 900,000		Aggregate Total:	\$4,750,000

The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority Board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

MTW Block Grant Funds

Background

In this procurement, two firms, with separation of Auditing and Advisory services responsibilities, are sought to enhance management performance while minimizing risk through auditing and validation.

CHA's Internal Audit Division assists the Finance and Audit Committee to support and fulfill the Board's oversight responsibilities as the governing entity for the Authority. Internal Audit has the capability to review, assess and monitor the effectiveness and efficiency of operations and practices. The Internal Audit Division serves a critical role as a partner to management to address organizational risks, and process improvements in operations, while confirming adherence to existing policies and procedures.

Performing assurance and advisory services, CHA's Internal Audit Division adds value to the organization by understanding and conveying significant governance, risk, and control issues. CHA sought professional firms with sufficient resources to perform complex tasks and meet requirements as a best-in-class operation.

Key responsibilities of the internal audit contractors include performing assurance reviews (audits) and advisory (consulting). Assurance services include validating compliance with applicable regulations, policies and procedures, and verifying that CHA is addressing identified risks. Advisory services include evaluating proposed operational improvements, updating CHA's risk profile and developing an annual risk assessment and audit plan.

Procurement Activities

Specifications prepared by the Department of Procurement and Contracts staff were publicly advertised as RFP Event 2874 (Request for Proposals for Internal Audit Services) on September 3, 2020. A Pre-Proposal Conference was held virtually on September 10, 2020. Six (6) proposals were received on October 2, 2020 (*due date*). The responses to the RFP are depicted in the table below:

Responsive Proposal(s)
Bronner Group LLC.
Rubin Brown LLP
RSM US LLP
Baker Tilly
Crowe
Manpower Group

The vendors recommended for award were selected through a competitive procurement process in accordance with HUD regulations under 2 CFR Part 200 that evaluated responses in the following areas:

- | | |
|--|-----------|
| 1. Approach and Work Plan technical requirements | 45 points |
| 2. Experience and Past Performance | 25 points |
| 3. Organization Structure and Key personnel | 10 points |
| 4. Proposed Fees | 10 points |
| 5. MBE/WBE compliance | 10 points |

Final scores received from the evaluation committee were used to determine the Competitive Range. Oral presentations and best and final offers were completed. For firms in the Competitive Range, Oral Presentations were scored up to 30 points and Best and Final Offer scored up to 10 points.

MWDBE and SECTION 3 COMPLIANCE:

The Department of Procurement and Contracts has reviewed the submissions and proposals of the vendors recommended for award and has determined the selected vendors' respective utilization plans meet the CHA's compliance goals.

Respondents	M/W/DBE Participation Required (Target 20%)	M/W/DBE Direct/Indirect Participation	Section 3 Hiring (Target 30%)	Section 3 Business Concerns (Target 3%)
RSM US, LLP	20%	10% Direct/10% Indirect	0	Other Economic Opportunities: Internship
Baker Tilly US, LLP	20%	Direct	0	Other Economic Opportunities-S3 Fund Deduction

Vendor Background Information**Vendor 1**

RSM US LLP, located at One South Wacker Drive, Chicago, IL 60606, is headquartered in Chicago for its worldwide operations. RSM is the sixth (6th) largest global accounting firm with 12,000 advisors in 87 cities. Over 350 local professionals are focused on providing internal audit and risk consulting services to governmental entities, including local government practice in Chicago. RSM has a national practice focused on serving audit compliance and consulting needs of over 5,200 public sector clients. RSM was awarded a contract in 2016 and has previously provided Internal Audit Services to CHA from 2016 to 2020. In that capacity, RSM conducted assurance reviews, risk assessments and advisory services for the Authority. RSM has proposed to utilize the same internship model as they performed under the previous agreement to meet our current Section 3 requirements. The number of internships will be dependent upon the number of assignments at a rate of \$22/hour. Under the previous agreement, RSM offered 7 college students internships at a rate of \$20/hour and hired 3 of the interns after graduation.

Vendor 2**Baker Tilly US LLP**

Baker Tilly, located at 205 N. Michigan Avenue, Chicago IL 60601, is headquartered in Chicago for its worldwide operations. Baker Tilly has over 4,000 professionals to provide expertise in the various areas that government and housing organizations such as CHA operate. Baker Tilly has provided services to more than 1,000 local governments and more than 330 affordable housing entities, including public housing authorities. CHA will have access to more than 350 real estate and construction industry specialists.

Based on the scoring from the evaluation committee, I recommend approval to enter into contracts for internal audit services with: RSM US LLP for \$2,632,500 and Baker Tilly for \$2,117,500.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled "**Recommendation to award Internal Audit Services Contracts**";

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 award contracts to the below-listed contractors in the total aggregate not-to-exceed amount of Four Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$4,750,000.00), consisting of the aggregated not-to-exceed contract value of One Million Nine Hundred Thousand and 00/100 Dollars (\$1,900,000.00) for the contracts awarded for their common two (2) year base term effective from June 1, 2021 through May 31, 2023; plus the total aggregated not-to-exceed contract value of Two Million Eight Hundred Fifty Thousand and 00/100 Dollars (\$2,850,000.00) for the combined three (3) one-year option terms reserved to theCHA to provide Internal Audit Services:

RSM US LLP	\$2,632,500.00
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Baker Tilly	\$2,117,500.00
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These awards are subject to the Contractors' compliance with the CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

Angela Hurlock
Chairperson
Chicago Housing Authority



BOARD OF COMMISSIONERS
Real Estate Operations Development Committee Meeting

CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

Tuesday, May 18, 2021
9:10 a.m. – Virtual Meeting

AGENDA

I. Roll Call

II. Approval of Minutes for the Real Estate Operations Development Committee Meeting of March 16, 2021.

III. Resolutions

Item No. 2 Recommendation to award contracts for Professional Property Management Services at select residential properties within the Chicago Housing Authority portfolio – *Eric Garrett, Chief of Property and Asset Management*

Item No. 3 Recommendation to proceed with Transfer of Assistance of Project Based Voucher Rental Assistance under the Rental Assistance Demonstration Program for Ogden Commons Phase A-1 – *Ann McKenzie, Chief Development Officer*

Item No. 4 Recommendation to submit a RAD Application for Roosevelt Square Phase 1 Recapitalization – *Ann McKenzie, Chief Development Officer*

Item No. 5 Recommendation to approve actions necessary for the closing of Oakwood Shores Phase 3-1 including: to loan an amount not-to-exceed \$6,175,000 for redevelopment and remediation activities; and to loan Illinois Affordable Housing Tax Credit Equity – *Ann McKenzie, Chief Development Officer*

Item No. 6 Recommendation to approve actions necessary for the closing of Park Boulevard Phase 3B including: to loan an amount not-to-exceed \$15,000,000 for redevelopment and remediation activities; and to loan Illinois Affordable Housing Tax Credit Equity – *Ann McKenzie, Chief Development Officer*

IV. Adjournment



May 18, 2021

Item No. 2

**RECOMMENDATION TO AWARD CONTRACTS FOR PROFESSIONAL PROPERTY
MANAGEMENT SERVICES AT SELECT RESIDENTIAL PROPERTIES WITHIN THE
CHICAGO HOUSING AUTHORITY PORTFOLIO**

Presenter: Eric Garrett, Chief of Property and Asset Management

Recommendation

The Chief Executive Officer of the Chicago Housing Authority ("CHA") recommends that the CHA's Board of Commissioners ("Board") approve the award of contracts to the below listed companies (collectively, the "Contractors") for professional property management services at CHA's public housing, rental assistance demonstration and tax credit properties within CHA's portfolio. Each contract shall provide for a three-year base term with two (2) additional one-year options to extend each contract thereafter. The combined value of the contracts, during the three-year base terms, shall total approximately \$25,459,872; and the combined value of the two (2) one-year options provided for in each of the contracts shall total approximately \$17,477,658. Thus, the aggregate value of the contracts, together with the base terms and option years, shall be an amount not to exceed \$42,937,530.

The Board delegates authority to the Chief Executive Officer to use her discretion to exercise the one-year options, each of which shall be effective upon the termination of the then current contract term.

Recommended Awardee	Property Package	Base Contract Value	1 Year Option Terms	Not-to-exceed Total
The Habitat Company LLC	Package 1 (1,576 units)	\$3,114,608	1 st Option: \$1,098,025 2 nd Option: \$1,151,889	\$5,364,522
East Lake Management Group, Inc.	Package 2 (2,963 units)	\$4,516,452	1 st Option: \$1,505,484 2 nd Option: \$1,505,484	\$7,527,420
East Lake Management Group, Inc.	Package 3 (1,782 units)	\$2,818,620	1 st Option: \$939,540 2 nd Option: \$939,540	\$4,697,700

Hispanic Housing Development Corporation	Package 4 (3,748 units)	\$5,532,048	1 st Option: \$1,888,992 2 nd Option: \$1,933,968	\$9,355,008
Hispanic Housing Development Corporation	Package 5 (2,453 units)	\$3,797,244	1 st Option: \$1,295,184 2 nd Option: \$1,324,620	\$6,417,048
East Lake Management Group, Inc.	Package 6 (1,181 units)	\$1,818,252	1 st Option: \$606,084 2 nd Option: \$606,084	\$3,030,420
The Habitat Company LLC	Package 7 (1,825 units)	\$ 2,300,113	1 st Option: \$766,704 2 nd Option: \$766,704	\$3,833,521
Manage Chicago, Inc.	Package 8 (1,541 units)	\$1,562,535	1 st Option: \$574,678 2 nd Option: \$574,678	\$2,711,891
Aggregate Totals:		\$25,459,872	\$17,477,658	\$42,937,530

The requested action complies in all material respects with all applicable federal, state, and local laws, and Chicago Housing Authority Board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

MTW Single Fund

Background

On December 21, 2020, the CHA released Request for Proposals Event No. 2831 (the “RFP”) to solicit proposals from qualified professional property management firms experienced in the management and operation of residential properties to provide property management services to CHA's residents. Respondents could apply for any one or more of the eight (8) packages contained within the RFP. The scope of work expected of the selected respondent included those services customarily associated with third-party multifamily housing management including, but not limited to, overseeing occupancy/leasing, marketing, resident selection, resident relations, regularly scheduled resident re-examinations, lease enforcement, rent collection, evictions, routine and emergency maintenance and repairs, management of the grounds and public spaces, budgeting, accounting, and following CHA guidelines regarding procurement, MBE/WBE/DBE, Section 3 and Davis Bacon requirements.

Ultimately, seven (7) respondents submitted proposals which were reviewed by an evaluation committee comprised of two (2), five-member teams. Proposals were scored on a 100-point scale in the following areas: qualifications and experience, past performance, approach/work plan, organization structure/key personnel, MBE/WBE/DBE and Section 3 hiring, and the proposed management fee. After the evaluation committee completed its evaluation of the proposals, the contracting officer approved the competitive range for each package. Oral presentations were

held for five (5) firms that were in the competitive range for Packages 1-8. Following oral presentations, Best and Final Offers were requested and received.

Based upon the evaluations of the written proposals, oral presentations, and best and final offers, it was determined that: The Habitat Company LLC, East Lake Management Group, Inc., Hispanic Housing Development Corporation, and Manage Chicago, Inc., will collectively provide the best service and value to the CHA for the properties within the respective packages each was awarded. Contracts for each package will be awarded for property management services and include management fee compensation. Firms will be compensated based on the dollar amount generated by their percentage input on the fee form.

Procurement Activities

Following the publication of RFP Event No. 2831 for Private Property Management Services on December 21, 2020, a Pre-Proposal Conference was held on January 5, 2021 and six (6) firms attended. Seven (7) firms ultimately submitted proposals on February 1, 2021. The proposed package responses to the RFP are depicted in the table below:

Vendor Name	Packages Proposed
East Lake Management Group, Inc.	1 - 8
Hispanic Housing Development Corporation	4, 5, 7
Manage Chicago, Inc.	1, 6, 8
MC Management Group, LLC	7
MIKK Construction and Developers	6, 8
Pangea MMG, LLC	1, 2, 3, 4, 6
The Habitat Company LLC	1, 2, 4, 7

The recommended vendor(s) were selected through a competitive procurement process in accordance with HUD regulation CFR 200.318 that evaluated responses in the following areas:

- | | |
|--|-----------|
| 1. Qualifications and Experience | 15 points |
| 2. Past Performance | 10 points |
| 3. Approach and Work Plan | 35 points |
| 4. Organization Structure and Key Personnel | 10 points |
| 5. Price | 20 points |
| 6. MBE/WBE/DBE & Section 3 Hiring (Compliance) | 10 points |

Final scores received from the evaluation committee were used to determine the competitive range. Oral presentations and best and final offers were completed. Based on the scoring of the evaluation committee, it was recommended that CHA enter into contracts with: East Lake Management Group, Inc.; Hispanic Housing Development Corporation; Manage Chicago, Inc.; and The Habitat Company LLC for Professional Property Management Services at the properties within the respective packages for which each was selected.

MBE/WBE/DBE and SECTION 3 COMPLIANCE:

The compliance division within the CHA's Department of Procurement and Contracts has reviewed the proposed vendors' respective MBE/WBE/DBE and Section 3 utilization plans and determined that all of the vendors' utilization plans meet the CHA's participation goals.

Respondents	M/W/DBE Participation Required (Target 20%)	M/W/DBE Direct/Indirect Participation	Section 3 Hiring (Target 30%)	Section 3 Business Concerns (Target 3%)
East Lake Management Group, Inc.	100%	Direct	3	Other Economic Opportunities: Internship (2 per year) Mentor Protégé Program with Hands Off Property Management
Hispanic Housing Development Corporation	20%	Direct	48	6
Manage Chicago	20%	Direct	6	1
The Habitat Company, Inc.	20%	Direct/Indirect	29	4

Vendor Background Information**The Habitat Company LLC**

Dan Levin, Chairman/Manager and Matthew G. Fiascone, President/Manager; 350 W. Hubbard St., Ste. 500, Chicago, IL 60654. The Habitat Company LLC ("Habitat") has been in the property management field for over 50 years and has been successfully managing public housing and low-income housing tax credit communities for more than 20 years. This includes accomplishments through their partnership with the Chicago Housing Authority (CHA). Habitat currently manages nearly 8,000 senior and tax credit housing units within CHA's portfolio.

East Lake Management Group, Inc.

Elsie Higginbottom, Chairman and CEO and Eileen Rhodes, President; 2850 S. Michigan Avenue, Chicago, IL 60616. East Lake Management Group, Inc. ("East Lake") is a certified MBE and has been providing professional residential property management for over 35 years. East Lake currently manages over 17,000 units and is committed to providing high quality, professional, compassionate property management services to residents across Chicago—regardless of zip code or income. East Lake has been a partner of the Chicago Housing Authority for over 25 years, providing professional property management services to CHA families and seniors. They currently manage approximately 9,000 units within CHA's portfolio and are responsible for all of CHA's family and scattered sites properties.

Hispanic Housing Development Corporation

Paul Slade, Chairman/Director and Hank Mendoza, Vice Chairman/Director; 325 N. Wells Street, 8th Floor, Chicago, IL. 60654. Hispanic Housing Development Corporation (“HHDC”) was founded in 1976. HHDC has been an affordable housing real estate developer, builder, and property manager for 45 years. Its Property Management Division was created in 1983 to improve the quality and sensitivity of residential services and to ensure the physical and financial well-being of properties. Its in-house construction company, Tropic Construction Corporation, was founded in 1993 to provide facility management services, from preventive maintenance to rehabilitation and additions, and new construction. HHDC’s experience with the CHA dates to 1989, when it became one of CHA’s first third-party management companies due to the strength of its property management services. It managed several CHA buildings from 1989 through 2015. They currently manage 91 units at Lathrop Elderly and previously managed a larger portion of CHA’s portfolio, including the 1,439 units within Region 1 scattered sites.

Manage Chicago, Inc.

Christopher Amatore, President/CEO, 433 W. 119th Street, Chicago, IL 60628. Manage Chicago, Inc. (“Manage Chicago”) is new to CHA as a property manager and has over fifteen years’ experience and knowledge of affordable housing. Manage Chicago was incorporated in 2008 and its President & CEO, Christopher Amatore, has owned and managed properties since 2004. They currently manage 783 units for over 60 different investors/clients. They currently manage 424 scattered sites units and have reduced unapproved vacancies in that portfolio by about 20.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021, entitled “Recommendation to award contracts for Professional Property Management Services at select residential properties within the Chicago Housing Authority portfolio.”

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 all necessary documents to award contracts to the following companies:

The Habitat Company LLC
East Lake Management Group, Inc.
Hispanic Housing Development Corp.
Manage Chicago, Inc.

Each contract shall provide for a three-year base term with two (2) additional one-year options to extend each contract thereafter. The combined value of the contracts, during the three-year base terms, shall total approximately \$25,459,872; and the combined value of the two (2) one-year options provided for in each of the contracts shall total approximately \$17,477,658. Thus, the aggregate value of the contracts, together with the base terms and option years, shall be an amount not to exceed \$42,937,530.

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

Angela Hurlock
Chairperson
Chicago Housing Authority



May 18, 2021

Item No. 3

RECOMMENDATION TO PROCEED WITH TRANSFER OF ASSISTANCE OF PROJECT-BASED VOUCHER RENTAL ASSISTANCE UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM FOR OGDEN COMMONS PHASE A-1

Development Name/Address	Community Area	Target Population	RAD Units	Total Units
Ogden Commons Phase A - 1 13 th Place and South Talman	North Lawndale	Family	44	110

Presenter: Ann McKenzie, Chief Development Officer

Recommendation

It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or her designee to apply for project-based vouchers (PBV) for the above-referenced property under CHA's Rental Assistance Demonstration (RAD) program portfolio award from the U.S. Department of Housing and Urban Development (HUD) and authorize the CEO or her designee to execute the application. The PBV source is RAD transfer of assistance from Altgeld Gardens. The RAD PBV funding will allow for flexibility to leverage financing for capital improvements.

The requested actions comply in all material respects with all applicable CHA Board policies, federal, state and local laws. Staff have completed all necessary due diligence to support the submission of this initiative.

PROPERTY SUMMARY AND ESTIMATED CONTRACT:

A RAD HAP would be issued with funding from the existing RAD conversion awaiting transfer for:

Contract Term	Total Units	RAD PBV Units	Initial Estimated Contract – 1 st Year	Total Estimated Contract
RAD HAP 20 years (with automatic renewal)	110	44	\$ 494,760	\$ 9,895,200

Funding

No capital funding is requested at this time. A subsequent request for Board approval to submit a RAD financing plan will outline the financing.

Compliance

This action is not subject to compliance with M/W/DBE and Section 3 Participation. Subsequent request for Board approval to submit a RAD financing plan approval will require an utilization plan.

Background and Approach

In 2012, Congress authorized the RAD program. RAD provides an opportunity for housing authorities to utilize either PBV or project-based rental assistance (PBRA) contracts to stabilize funding for originally up to 60,000 units of public housing nationwide; over the years, the unit cap was raised to 455,000 units. A primary goal of RAD is to use long-term contracts to leverage private financing for capital improvements while preserving affordability.

Receiving a RAD portfolio award in June 2015, CHA continues to progress with transitioning more than 10,000 units to RAD PBV. To date, CHA has converted more than 5,000 units to PBV subsidy. CHA plans to submit a formal RAD application to HUD for Ogden Commons that will be included as part of the larger portfolio award CHA received.

A key component of the RAD program is the permission to transfer subsidy from one property to another. The HUD-authored RAD Notice (PIH-2012-32 (HA) H-2017-03, REV-3) allows for “Transfer of Assistance,” where a public housing authority may partially or fully transfer PBV subsidy from a “Converting Project” to a “Covered Project.” Transfer of Assistance approvals are ultimately determined by HUD.

In July 2016, the CHA Board of Commissioners authorized CHA to use the RAD program to transfer rental assistance from 244 vacant units at Altgeld for the use of building and/or preserving other affordable housing in alternate locations. CHA is identifying additional opportunities to utilize RAD PBV transfer of assistance to provide quality replacement housing options. The Board previously approved this transfer of assistance option from Altgeld to Southbridge (former Harold Ickes site) that will serve 68 CHA eligible residents after the completion of multiple construction phases. Construction for Southbridge Phase I started in January 2020.

Property Profile

Ogden Commons Phase A-1 is part of a larger development with a first phase under construction and an additional four phases planned in the North Lawndale community area. The development is along Ogden Avenue, a corridor which is included in the City of Chicago’s Invest Southwest initiative. This planned new construction residential phase is the first residential phase in a larger plan for at least 220 new residential units and will provide a total of 110 units of which 44 will be CHA/RAD units.



The planned Ogden Commons Phase A-1:

TYPE	UNITS
CHA RAD PBV units	44
Affordable units	55
Market units	11
TOTAL	110

Development Entities

The developer is Ogden Commons JV LLC, executed a contract for redevelopment Ogden Courts East and Lawndale Complex in 2018. Ogden Commons JV LLC consists of The Habitat Company LLC, Mount Sinai Hospital Medical Center of Chicago, Cinespace Chicago Film Studios LLC.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 titled "Recommendation to proceed with transfer of assistance of project-based voucher rental assistance under the Rental Assistance Demonstration Program for Ogden Commons Phase A-1."

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

THAT, the Chief Executive Officer or her designee may proceed with the application process and utilize Rental Assistance Demonstration program transfer of assistance from Altgeld Gardens for Ogden Commons Phase A-1; and

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

Angela Hurlock
Chairperson
Chicago Housing Authority



May 18, 2021

Item No. 4

**RECOMMENDATION TO SUBMIT A RAD APPLICATION FOR ROOSEVELT SQUARE
PHASE I RECAPITALIZATION.**

Development Name/Address	Community Area	Target Population
Roosevelt Square Phase I Property bounded by Taylor Street (north), Racine Avenue (east), Loomis (west), and 13th Street (south)	Near West Side	Family

Presenter: Ann McKenzie, Chief Development Officer

Recommendation

It is recommended that the Board of Commissioners (Board) authorize the Chief Executive Officer or her designee to apply for project-based vouchers (PBV) for the above-referenced property under CHA's Rental Assistance Demonstration (RAD) program portfolio award from the U.S. Department of Housing and Urban Development (HUD) and authorize the CEO or her designee to execute the application. The RAD PBV funding will allow for flexibility to leverage financing for capital improvements.

The requested actions comply in all material respects with all applicable CHA Board policies, federal, state and local laws. Staff have completed all necessary due diligence to support the submission of this initiative.

PROPERTY SUMMARY AND ESTIMATED CONTRACT:

A RAD HAP would be issued with funding from the existing public housing units for:

RAD PBV Contract Term – Phase I	Total Units	RAD PBV Units	Initial Estimated Contract – 1st Year	Total Estimated Contract
RAD HAP 20 years (with automatic renewal)	184	127	\$ 2,015,103	\$ 40,302,060

Funding

No capital funding is requested at this time. A subsequent request for Board approval to submit a RAD financing plan will outline the financing.

Compliance

This action is not subject to compliance with M/W/DBE and Section 3 Participation. Subsequent request(s) for Board approval to submit a RAD financing plan will require a utilization plan.

Background and Approach

In 2012, Congress authorized the RAD program. RAD provides an opportunity for housing authorities to utilize either PBV or project-based rental assistance (PBRA) contracts to stabilize funding for originally up to 60,000 units of public housing nationwide; over the years, the unit cap was raised to 455,000 units. A primary goal of RAD is to use long-term contracts to leverage private financing for capital improvements while preserving affordability.

Receiving a RAD portfolio award in June 2015, CHA continues to progress with transitioning more than 10,000 units to RAD PBV. To date, CHA has converted more than 5,000 units to PBV subsidy. CHA plans to submit a formal RAD application to HUD for the conversion of the units at Roosevelt Square Phase I that will be included as part of the larger portfolio award CHA received.

Roosevelt Square Phase I was the first mixed-income phase completed at the former CHA ABLA public housing site. In 2006, Related Midwest constructed 38 building containing 184 units (up to 127 CHA, 57 affordable). Now that Phase I is at the end of the LIHTC 15-year compliance period, Related Midwest plans to recapitalize the property. Related Midwest proposes to renovate the units.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled “Recommendation to submit a RAD application for Roosevelt Square Phase I recapitalization.”

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 RAD application and Financing Plan for Roosevelt Square Phase I Recapitalization; and

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

Angela Hurlock
Chairperson
Chicago Housing Authority



May 18, 2021

Item No. 5

RECOMMENDATION TO APPROVE ACTIONS NECESSARY FOR THE CLOSING OF OAKWOOD SHORES PHASE 3-1 INCLUDING: TO LOAN AN AMOUNT NOT TO EXCEED \$6,175,000 FOR REDEVELOPMENT AND REMEDIATION ACTIVITIES; AND TO LOAN ILLINOIS AFFORDABLE HOUSING TAX CREDIT EQUITY

Development Name/Address	Community Area	Target Population/Work
Oakwood Shores Phase 3-1 616 E. Pershing and 552 E. 38 th Street	Douglas	Family New Construction

Presenters: Ann McKenzie, Chief Development Officer
Maya Hodari, Senior Director

Recommendation

It is recommended that the Board of Commissioners (Board) authorize the Chief Executive Officer or her designee to: 1) Loan Chicago Housing Authority funds in an amount not to exceed \$6,175,000 for redevelopment and remediation of the Oakwood Shores Phase 3-1 site; 2) Loan proceeds from the sale of Illinois Affordable Housing Tax Credits for Oakwood Shores Phase 3-1; 3) Submit a mixed-finance development proposal and a disposition application for the properties at 616 E. Pershing and 552 E. 38th Street to the U. S. Department of Housing and Urban Development (HUD); 4) Approve the tenant selection plan for Oakwood Shores Phase 3-1 and previous phases; 5) Submit evidentiary documents to HUD; 6) Convey the underlying land by ground lease; 7) Proceed with the application process for Rental Assistance Demonstration program project-based vouchers; 8) Execute a RAD project based voucher housing assistance payment contract; and 9) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

CHA Loan Source	Type of Loan	Not to Exceed Amount
CHA Funds	Construction/ Permanent	\$6,175,000
CHA IAHTC Equity	Construction/Permanent	\$909,955

Contract Term	Total Units	RAD PBV Units	Initial Estimated Contract	Total Estimated Contract
RAD HAP 20 years (with automatic renewal)	51	19	\$ 258,156	\$ 6,272,512

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

Not-to-Exceed a total of \$6,175,000 in CHA Moving to Work funds and/or taxable bond proceeds for redevelopment and remediation activities of the property. The total estimated project budget is \$22,491,507. CHA's loan represents \$325,000 per CHA unit.

The ground lease from CHA to the owner will be considered a donation that will generate Illinois Affordable Housing Tax Credits (IAHTCs or Donation Tax Credits) for CHA. CHA, through the developer, will sell the Donation Tax Credits and lend the proceeds of the sale to the development. The funding for the Donation Tax Credits is only made possible by the transaction and is a pass through of funding, not a use of CHA's budgeted funding. That loan will be evidenced by a mortgage and note. The amount of that loan is estimated to be \$909,955 but may change based on updates to the appraised value of the land.

Compliance

Subject to compliance with M/W/DBE and Section 3 Participation.

Background

Receiving a RAD portfolio award in June 2015, CHA continues to progress with transitioning more than 10,000 units to RAD PBV. To date, CHA has converted more than 5,000 units to PBV subsidy. HUD is introducing new guidance outlining the HUD Faircloth to RAD conversion. This newest HUD financing and subsidy tool allows public housing authorities to develop new public housing units and immediately convert the units to RAD upon construction completion.

With this new tool, CHA seeks to create more housing on the remaining vacant CHA land that was formerly a part of Ida B. Wells, Darrow Homes, Wells Extension, and Madden Park Homes public housing developments. Over the last 15 years, CHA has worked in collaboration with the developer to build 863 mixed-income housing units (with an additional 53 units under construction) in the new Oakwood Shores development.

This Phase Development

Oakwood Shores Phase 3-1 is the eighth rental phase of the revitalization of Madden/Wells/Darrow project. This phase will create two new rental buildings on two noncontiguous parcels of vacant land filling in some of the vacant parcels on the site. The new construction buildings will be three stories tall with off-street parking in the rear of each building.



The proposed Phase 3-1 bedroom and income mix will consist of the following:

Total Units in Two Buildings				
Unit Type	RAD PBV	Affordable	Market Rate	Total
1 Bedroom	8	1	3	12
2 Bedroom	8	6	10	24
3 Bedroom	3	8	4	15
Total	19	15	17	51

Development and Owner Entitles – Oakwood Boulevard Associates, LLC, an Illinois limited liability company (OBA) is the developer for Madden/Wells/Darrow comprehensive redevelopment. The OBA members are The Community Builders, Inc. (TCB), Granite OBA Madden Wells, LLC, and Ujima, Inc.

Land Conveyance and Disposition

Presently, CHA seeks to proceed with the phase of development contemplated under the redevelopment plan for Oakwood Shores Phase 3-1. 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.

Tenant Selection Plan

The proposed tenant selection plan (TSP) and lease shall be modified for this and for all the previous Oakwood Shores phases.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled “Recommendation to approve actions necessary for the closing of Oakwood Shores Phase 3-1 including: to loan an amount not to exceed \$6,175,000 for redevelopment and remediation activities; and to loan Illinois Affordable Housing Tax Credit equity.”

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 \$6,175,000 for redevelopment and remediation of the Oakwood Shores Phase 3-1 site; 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 land; and
- THAT,** the Chief Executive Officer or her designee may submit a Mixed-Finance Development Proposal and a Disposition Application to HUD; and
- THAT,** the Chief Executive Officer or her designee may approve the Tenant Selection Plan for Oakwood Shores Phase 3-1 and previous phases; and
- THAT,** the Chief Executive Officer or her designee may submit evidentiary documents to HUD; and
- THAT,** the Chief Executive Officer or her designee may convey the Oakwood Shores Phase 3-1 land by ground lease; and
- THAT,** the Chief Executive Officer or her designee may proceed with the application process for Rental Assistance Demonstration (RAD) program project-based vouchers; and
- THAT,** the Chief Executive Officer or her designee may execute a RAD project based voucher housing assistance payment contract; 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.

Angela Hurlock, Chairperson
Chicago Housing Authority



May 18, 2021

Item No. 6

RECOMMENDATION FOR ACTIONS NECESSARY FOR THE CLOSING OF PARK BOULEVARD 3B INCLUDING: TO LOAN AN AMOUNT NOT TO EXCEED \$15,000,000 FOR REDEVELOPMENT AND REMEDIATION ACTIVITIES ; TO LOAN ILLINOIS AFFORDABLE HOUSING TAX CREDIT EQUITY; TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT A RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM FINANCING PLAN; AND EXECUTE A LONG-TERM GROUND LEASE

Development Name/Address	Community Area	Target Population/Work
Park Boulevard 3B Property bounded by 36th Street (north), Dearborn Street (east), 37th Street (south), and Federal Street (west)	Douglas	Family/ New Construction

Presenter: Ann McKenzie, Chief Development Officer

Recommendation

It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer (CEO) or her designee to: 1) Loan CHA funds in an amount not to exceed \$15,000,000 for redevelopment and remediation work to develop Park Boulevard 3B (PB3B); 2) Loan proceeds, currently estimated to be \$761,200, from the sale of Illinois Affordable Housing Tax Credits for PB3B; 3) Submit a Rental Assistance Demonstration (RAD) Program Financing Plan to the U.S. Department of Housing and Urban Development (HUD); 4) Execute a long-term ground lease; and 5) Perform such other actions and execute such other documents as may be necessary or appropriate to implement the foregoing.

CHA Loan Source	Type of Loan	Not to Exceed Amount
CHA Funds	Construction/ Permanent	\$ 15,000,000
CHA IAHTC Loan	Construction/Permanent	\$ 761,200

Contract Term	Total Units	PBV Units	Initial Estimated Contract	Total Estimated Contract
RAD PBV HAP 20 years (with automatic renewal)	80	36	\$ 441,696	\$ 10,732,051

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding and Financing

Not to exceed a total of \$15,000,000 in CHA Moving to Work funds and/or taxable bond proceeds for redevelopment and remediation activities. The total estimated development project budget is \$ 42,891,467. The not-to-exceed CHA cost per unit is \$416,667.

The ground lease from CHA to the owner will be considered a donation that will generate Illinois Affordable Housing Tax Credits (IAHTCs or Donation Tax Credits) for CHA. CHA, through the developer, will sell the Donation Tax Credits and lend the proceeds of the sale to the development. The funding for the Donation Tax Credits is only made possible by the transaction and is a pass through of funding, not a use of CHA's budgeted funds. That loan will be evidenced by a mortgage and note. The amount of that loan is estimated to be \$761,200 but may change based on updates to the appraised value of the land.

Compliance

Subject to compliance with M/W/DBE and Section 3 Participation.

Background

Park Boulevard 3B Rental is a proposed mixed-income, 80-unit, new construction development with two five-story elevator buildings located in Chicago's 3rd Ward. The proposed development site is in the central portion of the former Stateway site between 36th St. and 37th St. and directly supports CHA's revitalization plan to satisfy the CHA's Right to Return obligation at the former Stateway site.

The unit mix is expected to consist of 80 mixed-income rental units: 36 RAD project-based voucher (PBV) units, 32 other affordable and 12 market rate units. The finance closing and construction start are projected for 4th Quarter 2021.



The proposed unit mix is as follows:

Unit Type	RAD PBV	Affordable	Market Rate	Avg. GSF.	Total
0 Bedroom	-	4	-	600	4
1 Bedroom	10	8	6	709	24
2 Bedroom	24	20	6	1016	50
3 Bedroom	2	-	-	1521	2
Total	36	32	12		80

Development Entities

The Developer, Stateway Associates, LLC, executed a contract for redevelopment for Stateway Gardens in May 2003.

Land Conveyance and Disposition

CHA will, initially, enter into an unrestricted long-term ground lease to generate the Donation Tax Credits, and then upon ultimate transfer to the Owner, the leasehold interest will be subject to certain regulatory restrictions including a RAD Use Agreement.

Rental Assistance Demonstration and Housing Assistance Payment Contract

This Board previously authorized the submission to HUD of an application for RAD transfer of assistance and execution of a RAD PBV HAP Contract for the 36 RAD units at the November 2020 Board of Commissioners meeting

Respectfully Submitted:

Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 18, 2021 entitled "Recommendation for actions necessary for the closing of Park Boulevard 3B including: to loan an amount not to exceed \$15,000,000 for redevelopment and remediation activities; to loan Illinois Affordable Housing Tax Credit Equity; to submit to the U.S. Department of Housing and Urban Development a Rental Assistance Demonstration (RAD) Program Financing Plan; and execute a long-term ground lease."

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 \$15,000,000 for redevelopment and remediation activities for Park Boulevard 3B; and

THAT, the Chief Executive Officer or her designee may also loan proceeds currently estimated to be \$761,200 from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of CHA land. The loan amount may change based upon updates to the appraised value of the land; and

THAT, the Chief Executive Officer or her designee may submit to HUD a Rental Assistance Demonstration program financing plan; and

THAT, the Chief Executive Officer or her designee may execute a long-term ground lease of the underlying land for the Park Boulevard 3B redevelopment; 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 as well as insurance requirements.

Angela Hurlock
Chairperson
Chicago Housing Authority



**REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS**

CHA Corporate Offices
60 E. Van Buren, 7th Fl., Chicago, Illinois

**Tuesday, May 18, 2021
9:30 a.m. – Virtual Meeting**

CLOSED MEETING AGENDA

I. Roll Call

II. Closed Meeting

- Commissioners voted to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to discuss matters under the following exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable litigation under (c) (11); review of closed meeting minutes under(c) (21) and audit reviews under (c) (29).

III. Review of Minutes for the Closed Meetings of March 16, 2021.

5 ILCS 120/2(c) (21)

IV. Pending/Imminent/Probable Litigation

5ILCS 120/2(c) (11)

V. Purchase and Sale of Real Estate Matters

5ILCS 120/2(c) (5) (6) (11)

VI. Personnel Actions

5ILCS 120/2(c)(1) and (c)(2)

Item No. 7 Recommendation to approve Personnel Actions – *Patricia Rios, Chief Administrative Officer*

VII. Meeting Adjourns



May 18, 2021

Item No. 7

APPROVAL OF PERSONNEL ACTIONS

Presenter: Patricia Rios, Chief Administrative Officer

RECOMMENDATION

It is recommended that the Board of Commissioners approve and ratify the Personnel Actions listed below:

EXPLANATION

The Chief Executive Officer recommends the following personnel actions:

Approval of selection, appointment, and removal of officers and employees at Grade Level 74:

- N/A

Ratification of selection, appointments, and removal of employees below Grade Level 74:

- Offer of employment to Program Specialist, Workforce.
- Offer of employment to Development Manager.
- Offer of employment to two (2) Business Solutions Analyst I.
- Offer of employment to Outreach Coordinator.
- Offer of employment to Senior Accountant.
- Offer of employment to Assistant Payroll Manager.
- Offer of employment to Emergency Dispatcher.
- Promotion of employee to Development Manager.
- Promotion of employee to Program Manager I.
- Salary Adjustment for Manager, Communications & Media Relations.
- Promotion of employee to Safety & Security Data Analyst.

Acceptance of resignations, retirements, and terminations:

- Resignation of employment for Analyst Auditor.
- Resignation of employment Facility Event Associate.
- Resignation of employment for Project Manager I.
- Resignation of employment for Associate Program Specialist Digital Inclusion.
- Resignation of employment for Manager, Section 3 Training & Technical Assistance.
- Resignation of employment for ROSS VAP Service Coordinator.
- Resignation of employment for Lead Facility Event Associate.
- Retirement of employment for Senior Assistant General Counsel.
- Retirement of employment for Manager, Homeownership.
- Termination of employment for Paralegal.
- Termination of employment for Front Desk Monitor.

Respectfully Submitted:

Tracey Scott
Chief Executive Officer

RESOLUTION NO. 2021-CHA-

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 18, 2021, 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.

Angela Hurlock
Chairperson
Chicago Housing Authority