



**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, September 19, 2023**

The Commissioners of the Chicago Housing Authority held its Regular Meetings of the Board of Commissioners on Tuesday, September 19, 2023, at 60 E. Van Buren, Chicago, IL at approximately 8:40 a.m.

Roll Call:

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

Angela Hurlock	Chair
Luis Gutierrez	Commissioner
Dr. Mildred Harris	Commissioner
Meghan Harte	Commissioner
James Matanky	Commissioner
Debra Parker	Commissioner

The following members of the Board were absent:

Matthew Brewer	Vice Chair
Francine Washington	Commissioner

The Chair declared the presence of a quorum.

The following others were also present:

Tracey Scott	Chief Executive Officer
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Approval of Agenda:

Chair Hurlock presented a Motion to approve the order of September's agenda. Commissioner Matanky seconded the motion. Upon a roll call vote, six Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker). The Chair declared the motion carried.

Executive Director's Update:

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

Public Participation:

Based on CHA's public participation rules for board meetings, each registered speaker was granted two minutes to address the Board. Responses to comments presented during Public



Participation will be distributed at the next Board meeting and posted on CHA's website. Written comments addressed to the Board will be made available for Commissioners' review and responded to by the next scheduled board meeting.

Closed Session:

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

Open Meeting Reconvenes:

The Chair called the meeting to order, the following members of the Board being present: Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker. Two members were absent: Commissioners Matthew Brewer and Francine Washington. The Chair declared a quorum.

Approval of Minutes:

The Minutes of the Regular and Closed Meetings of July 18, 2023 were presented for approval. Commissioner Matanky moved the minutes be accepted as presented. The motion was seconded by Commissioner Parker. Upon a roll call vote, six Commissioners voted "aye" (Commissioners, Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker) and no Commissioner voted "nay". The Chair declared the motion carried and the minutes approved.

Presentation of Resolutions:

(Item 1)

Item No. 1 was then presented by the Chief Administration and Resident Services Officer who informed board members that CHA's broker of record, Arthur J Gallagher, renewal strategy was to retain or improve the terms and conditions of expiring coverage and pricing by marketing to incumbent carriers and select top competitors. This effort led to holding the renewal to an overall annual premium change of less than 1%. A Commissioner commended staff for CHA's demonstration of network security that has resulted in favorable renewable options and a zero percent data breach.

RESOLUTION NO. 2023-CHA-26

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2023 entitled "Authorization To Purchase Casualty and Professional Liability Insurance Coverages";

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 purchase insurance for CHA's casualty and professional liability lines of auto and physical damage, crime, cyber, employed lawyers professional,



fiduciary, general, public officials and employment practices, through its insurance broker of record, Arthur J. Gallagher, for an aggregate not-to-exceed amount of \$791,253 covering a one-year policy term, from October 1, 2023 through September 30, 2024.

This award is not subject to CHA's Diversity Contract Requirements and insurance requirements.

(Item #2)

The Chief Financial Officer then presented Item 2. For the year ended December 31, 2022, the Authority engaged Ernst & Young to audit its results and issue the Annual Comprehensive Financial Report in accordance with HUD requirements. The Authority is required to submit the Financial Statement Audit and Financial Report to HUD nine months after the end of its fiscal year (December 31, 2022). Ernst & Young has issued CHA an unmodified opinion. The Report of Independent Auditors states that CHA's financial statements present fairly, in all material respects, the financial position of the Authority as of December 31, 2022. A Commissioner applauded the Finance Division team and extended her sincere appreciation for the work in the preparation of this document.

RESOLUTION NO. 2023-CHA-27

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 19, 2023 and attached hereto entitled "Recommendation to accept and submit to HUD Chicago Housing Authority's Financial Statement Audit and Annual Comprehensive Financial Report for The Year Ended December 31, 2022";

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

THAT, The Board of Commissioners hereby accepts the Authority's

- Financial Statement Audit and Annual Comprehensive Financial Report for The Year Ended December 31, 2022

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2022 to the U.S. Department of Housing and Urban Development.

(Item #3)

After the Chief Financial Officer presented Item 3, CEO Scott informed the Commissioners that the Uniform Guidance Audit is required by HUD and that CHA is in compliance with all HUD regulations for how CHA operates the Voucher and the Public Housing programs. Ernst & Young has issued the CHA an unmodified opinion on CHA compliance requirements for the major federal program.



RESOLUTION NO. 2023-CHA-28

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 19, 2023 and attached hereto entitled “Authorization to accept and submit to HUD CHA’s Uniform Guidance Report and Schedule of Expenditures of Federal Awards for the year ended December 31, 2022”;

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

THAT, The Board of Commissioners hereby accepts the Authority’s

- 2022 Uniform Guidance Report and Schedule of Expenditures of Federal Awards

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Uniform Guidance Report and Schedule of Expenditures of Federal Awards for the year ended December 31, 2022 to the U.S. Department of Housing and Urban Development.

(Item 4)

After presentation of Item 4, a brief discussion ensued in response to Commissioners question regarding opportunities to support CHA youth in the legal field. Recommended law firms were highly encouraged to continue to create opportunities and establish programs for CHA youth and students for exposure to careers in the legal profession.

RESOLUTION NO. 2023-CHA-29

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2023 entitled “Authorization to award IDIQ Contracts with Outside Counsel”.

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

THAT, the CHA Board of Commissioners authorizes the Chief Executive Officer, or her designee, to execute nine (9) Legal Services Agreements in which task orders will be issued on an as needed basis, with Applegate & Thorne-Thomsen, P.C., Ballard Spahr LLP, Burke Burns & Pinelli, Ltd, Chapman and Cutler LLP, Charity & Associates, Ice Miller LLP, Laner Muchin, Ltd, Neal & Leroy LLC, and Saul Ewing Arnstein & Lehr LLP, in an aggregate amount not to exceed the budget for the Office of the General Counsel and the Risk Management Department for the payment of fees for legal services. All contracts shall be in effect for two years.

This award is subject to the Contractor’s compliance with the CHA’s diversity and insurance requirements.



(Item 5)

As part of its MTW Agreement, CHA is required to submit an Annual Plan to HUD prior to the start of CHA's fiscal year. The MTW Annual Plan provides required information regarding planned operations and activities for the fiscal year. After presentation by staff, a brief discussion ensued, and the following matters were discussed: proposed increase in funding for the Chicago's Flexible Housing pool program and proposed disposition for the extension of CTA's Red Line Extension 130th Street Station development in Altgeld Gardens. CHA will submit a disposition application to HUD for the disposition of a portion of CHA land to enable the station development.

RESOLUTION NO. 2023-CHA-30

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 19, 2023 requesting approval of the Proposed FY2024 Moving To Work (MTW) Annual Plan and authorization to submit the Proposed FY2024 MTW Annual Plan to HUD attached hereto;

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

THAT, The Board of Commissioners hereby approves the Proposed FY2024 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2024 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2024 MTW Annual Plan to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item 6)

After Item 6 was presented, staff was requested to provide an overview of Asset Limitation for the HCV programs outlined in the FY2024 Admissions and Continued Occupancy Policy. Per the Chief Housing Choice Voucher Officer, HUD is required by law to set income limits that determine the eligibility of applicants for the HCV program. HUD requires CHA to deny assistance based on the following asset limitations: applicants whose assets are excess of \$100,000 and applicants who own real property suitable for occupancy.

RESOLUTION NO. 2023-CHA-31

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 19, 2023 requesting approval of the FY2024 Admissions and Continued Occupancy Policy and FY2024 HCV Administrative Plan, attached hereto;

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



- THAT,** The Board of Commissioners hereby approves the FY2024 Admissions and Continued Occupancy Policy, FY2024 Residential Lease Agreement, and FY2024 HCV Administrative Plan and grants authorization to the Chief Executive Officer, or their designee to make final updates, as deemed necessary;
- THAT,** This approval of the FY2024 Admissions and Continued Occupancy Policy FY2024 and HCV Administrative Plan supersedes any and all conflicting language found in prior CHA HCV Administrative Plans, and prior Admissions and Continued Occupancy Policy.

Commissioner Parker abstained from discussion and vote on Item 7.

(Item 7)

After presentation by staff, four contractors in CHA's pre-qualified pool were invited to share their experiences under the current program. Commissioners commended vendors for their testimonies and applauded their success. In response to a commissioner's question regarding project delivery method and tracking of vendors from one Tier to the next, per the Deputy Chief Property Officer, task orders are awarded through a rotational process based on previous experience, capacity as well as performance under the contract. Tier 1 contractors must be certified as a Section 3 business concern but do not have MWDBE compliance requirements. Tier 2 and 3 contractors must be certified as Section 3 business concern and/or must have MWDBE certification.

RESOLUTION NO. 2023-CHA-32

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2023 entitled "Authorization to award contracts and establish a General Contractor Pool".

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into contracts with one hundred and forty (140) general contractors to establish a pre-qualified pool of general contractors with a three-year base term and two (2) option years. The Board further authorizes funding in the amount of \$150 million for the base term, and the combined amount of \$100 million for the option years, for an aggregate authorized amount of two hundred and fifty million dollars (\$250,000,000).

This award is subject to the Contractor's compliance with CHA's Diversity Contract and insurance requirements.

(Item 8)

Item No. 8 was then presented by the Chief of Development. In response to Commissioners questions regarding the development entity of Forward Communities, Development, LLC (FCD) and homeownership opportunities for CHA families, FCD is a development entity wholly owned and managed by CHA that continues to offer CHA flexibility in meeting MTW-related objectives such as the creation of new affordable homeownership opportunities, with residents having a priority. In addition, FCD's Homeownership Model can



serve as a model to increase CHA's capacity for future affordable homeownership delivery models across the city.

RESOLUTION NO. 2023-CHA-33

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2023, entitled "Authorization to approve a loan to Forward Communities Development, LLC."

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

THAT, the Chief Executive Officer or her designee may enter into a Loan Agreement with Forward Communities Development, LLC in an amount not to exceed \$3,000,000;

THAT, the Chief Executive Officer or her designee may enter into a Memorandum of Understanding with the Chicago Housing Trust; 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.

Presentation of Resolution from Closed Session:

(Item 9)

RESOLUTION NO. 2023-CHA-34

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated Sept 19, 2023, 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.

Chair Hurlock presented an omnibus Motion for approval of Items No. 1, thru 9. Commissioner Harte seconded the motion. Upon a roll call vote, six Commissioners voted "aye" for Items 1 thru 6, 8 and 9 (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker) and five Commissioners Voted "aye" for Item 7 (Commissioners Gutierrez, Harris, Harte, Hurlock, and Matanky) and one member abstained (Commissioner Parker). The Chair declared the motion carried and said resolutions approved for Items No. 1 thru 9.

Adjournment:

There being no further business to come before the meeting, Chair Hurlock moved adjournment of meeting. Commissioner Washington seconded the motion. Upon a roll call vote, six Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, and Parker) and no Commissioner voted "nay". The Chair declared the motion carried. The meeting was adjourned at approximately 11:50 a.m.



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

November 21, 2023

Date These Minutes Approved