



**MINUTES OF THE SPECIAL MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Friday, December 8, 2023**

The Commissioners of the Chicago Housing Authority met in Special Meeting on Friday, December 8, 2023, at approximately 10:00 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
Francine Washington	Commissioner

The following member of the Board was absent:

Matthew Brewer	Vice Chair
----------------	------------

The following others were also present:

Tracey Scott	Chief Executive Officer	Virtual attendance
--------------	-------------------------	--------------------

The Chair declared the presence of a quorum.

Approval of Agenda:

Per Chair Hurlock, at the November 21st Board meeting the CHA's FY2024 Comprehensive Budget was tabled to provide board members with additional review time. Today's special meeting is, therefore, called for consideration of the FY2024 Budget. In accordance with the Open Meetings Act requirements and CHA Board Rules, the guidelines to hold a special meeting were followed.

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

Presentation of Resolution:

(Item 1)

Per the Board Report provided to Commissioners, the CHA is required to submit, for approval by the Board, a balanced annual Comprehensive Budget detailing each of its funding sources (MTW Fund, Section 8 Non-MTW fund, and Other Funds) and the use of budgeted funds. The CHA's



Comprehensive Budget totaling \$1.3 billion includes the following fund categories:

- **MTW Fund.** Total sources for 2024 are \$1,081 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, Block Grant, Dwelling Rental Income, Interest Income and Other Income.
- **Section 8 Fund (Non-MTW).** Total sources for this program are \$114 million. Total Section 8 (non-MTW) fund revenues consist of approximately \$76 million from RAD vouchers, \$16 million from Emergency Housing Vouchers, \$12 million from Veteran's Affairs Supportive Housing (VASH) vouchers, \$3 million from Mod Rehab vouchers, and \$3 million from Mainstream vouchers for housing assistance. This fund also includes \$4 million other income sources related to RAD properties.
- **Other Funds.** Total sources are \$84 million. Approximately \$69 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, \$2 million from RAD replacement reserves will fund capital work at individual properties that have already converted into the RAD program. Lastly, \$13 million of other federal and local grants, non-federal revenues, and interest income will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents.

The estimated sum of all sources is equal to the estimated sum of all expenditures to be made/incurred during 2024.

A question and answer session then ensued, and Board Members were satisfied with responses provided by staff on the following matters: driving force for budget increase in Property Management operations; decrease in funding for Internal Audit function; funding for preservation of existing units, new funding for HAP Vouchers and capital expenditures.

RESOLUTION NO. 2023-CHA-44

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 8, 2023, entitled "Recommendation to approve the Chicago Housing Authority's FY2024 Comprehensive Budget;

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

THAT, the Board of Commissioners, authorizes the Chief Executive Officer, or her designee to approve the Chicago Housing Authority's \$1.3 Billion Budget, and grants authorization to the Chief Executive Officer, or her designee, to make any final updates as deemed necessary;



- THAT,** the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
- THAT,** the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations;
- THAT,** all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving to Work Demonstration Agreement of the Chicago Housing Authority with the US Department of Housing and Urban Development: and
- THAT,** the Board of Commissioners grants authorization to submit the Chicago Housing Authority's FY2024 Comprehensive Budget to the US Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such updates.

Public Participation:

There were no registered speakers, however, a written statement from the Sustainable Englewood Initiative (SEI) group regarding the above matter was received. Board members were provided a copy of the correspondence and CEO Scott was requested to follow-up on the matter.

Commissioner Hurlock presented a Motion for approval of the recommendations set forth in the Board Report for Item No. 1. Commissioner Harris seconded the Motion. Upon a roll call vote, eight Commissioners voted "aye" on Item 1, (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington). The Chair declared the Motion carried and said resolution approved for Item No. 1.

Closed Session:

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioner Hurlock moved adjournment of meeting to Closed Session for approximately 20 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 Washington. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Open Meeting Reconvenes:

The Chair called the meeting to order, the following members of the Board being present: Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington. No member was absent, and the Chair declared a quorum.

Adjournment:

There being no further business to come before the meeting, Commissioner Harte moved approval to adjourn the meeting. Commissioner Parker seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Gutierrez, Harris, Harte, Hurlock, Matanky, Parker,



and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 11:10 a.m.

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

January 16, 2024
Date These Minutes Approved