

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

December 21, 2010

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, December 21, 2010, at 8:30 a.m. at the Wentworth Gardens Fieldhouse, 3770 South Wentworth, Chicago, IL.

Chairman Reynolds called the meeting to order and upon roll call, those present and absent were as follows:

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| Present: | James Reynolds Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy |
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| Absent: | Sandra Young |
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Also present were Lewis Jordan, Chief Executive Officer; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

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

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

At approximately 8:55 a.m., Commissioner Sandra Young joined the meeting during Executive Session.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Business portion of the meeting.

A Motion to approve Minutes for the Regular Board Meeting of October 19, 2010 was then presented by Commissioner Ivers and seconded by Commissioner Harris. Minutes for October 19, 2010 were unanimously approved.

Chairman Reynolds then introduced items discussed in Executive Session. Commissioner Ivers presented a Motion for the approval of Items 1 thru 4 discussed in Executive Session.

Executive Session Item 1

RESOLUTION NO. 2010-CHA-156

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 21, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for November 2010.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for November 2010.

Executive Session Item 2

RESOLUTION NO. 2010-CHA-157

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 21, 2010 entitled “Recommendation to Approve Chairman’s Salary.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves a monthly salary for the Chairman of the Board of Commissioners, James Reynolds, in the amount of six thousand two hundred and fifty dollars (\$6,250), to be paid monthly, retroactively for the four month period of September 2010 thru December 2010 and for the twelve month period of January 1, 2011 thru December 31, 2011 (for an aggregate total of one hundred thousand dollars, (\$100,000) for this sixteen month period) and which may be renewed at the discretion of the Board.

Executive Session Item 3

RESOLUTION NO. 2010-CHA-158

WHEREAS, the Board of Commissioners has reviewed the Board letter dated December 21, 2010 entitled “Authorization to Increase Funding of Contract No. 1002 for Legal Services with Donohue, Brown, Mathewson & Smyth”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to amend Contract No. 1002 with Donohue, Brown, Mathewson, Smyth, LLC to increase the contract amount not to exceed \$31,000 to pay for legal fees and costs regarding the *Donald Howell, a minor, by his mother and next friend, LaTanya Turk v. Chicago Housing Authority and the City of Chicago, Case No. 03 L 001919, Appellate Court No. 1-09-3617*. The funding for this contract is subject to the CHA receiving approval from the United States Department of Housing and Urban Development (“HUD”) for legal fees and costs in connection with this matter.

Executive Session Item 4

RESOLUTION NO. 2010-CHA-159

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 21, 2010 requesting authorization to 1) sell the fee interest in the land at 300 W. 23rd Street to Neighborhood Redevelopment Associates, L.P.; and 2) execute such other documents as necessary to implement the forgoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) sell the fee interest in the land at 300 W. 23rd Street to Neighborhood Redevelopment Associates, L.P. for an amount of \$315,000; and 2) execute such other documents as necessary to implement the forgoing.

The Motion to adopt resolutions for Executive Session Items 1 thru 4 was seconded by Commissioner Young and the voting was as follows:

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| Ayes: | Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young |
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| Nays: | None |
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The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Sandra Young, Chairperson of the Tenant Services Committee then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Wednesday, December 15th at approximately 1:10 p.m. Staff from the Office of Resident Services presented the Committee with an update on FamilyWorks.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items A1 thru A4 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

The resolution for Item A1 approves an Intergovernmental Agreement (IGA) with the City Colleges of Chicago (CCC) for Educational Services. The goal of the IGA has been to support self-sufficiency for families by creating a continuum of education and training opportunities that allow CHA residents to advance over time to progressively higher levels of education, and obtain certification and employment that should ultimately result in better paying careers in areas of economic importance. Under the IGA, existing degree and certification programs have continued to be made available to CHA residents at no cost in a variety of industries. In addition, customized bridge programs have enabled residents needing more extensive educational support to move towards entry into degree and certification programs or directly to employment. City Colleges provides staff dedicated to support residents as they attend educational programs. They also provide assistance with navigating CCC's enrollment procedures, help with decision making about educational and employment tracks and ensure continued attendance in CCC's educational programs through tutoring and retention services. CCC's staff dedication and CHA participants' desire to achieve self-sufficiency is demonstrated by 2010 program outcomes. As of October 2010, 206 residents have completed a degree/certificate program, an additional 81 are currently enrolled and another 14 are waiting for their programs to begin. In addition, 87% of program registrants have completed or still remain in their degree/certificate program, a 4% increase in retention from 2009. CCC staff has conducted educational sessions with CHA case management providers and over 475 residents have attended an orientation.

RESOLUTION NO. 2010-CHA-160

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 15, 2010, entitled, "RECOMMENDATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY COLLEGES OF CHICAGO FOR EDUCATIONAL SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into an intergovernmental agreement with the City Colleges of Chicago ("IGA") for the period of January 1, 2011 through December 31, 2011 in an amount not-to-exceed \$1,000,000.

(Item A2)

In 2009, CHA extended a work requirement to all public housing units through an amendment to CHA's Admissions and Continued Occupancy Policy (ACOP), with the exception of developments that operate under a consent decree. The CHA work requirement requires that every adult authorized member of a public housing unit, aged 18 to age 62, is required to be employed at least 20 hours per week unless the resident or authorized adult member of the household is granted a Safe Harbor. When residents are unable to comply with the work requirement, they can request Safe Harbor consideration by showing that he/she legitimately attempted to comply with the work requirement and are still unable to secure employment or otherwise fully meet the work requirement. Residents who are approved by the CHA for Safe Harbor status are required to undergo an interim Safe Harbor re-examination with their property manager every 90 calendar days. The CHA advertised an RFP in September 2010 to solicit consultants and firms to conduct an assessment of the identified population of residents with multiple Safe Harbor designations to better understand the social service needs and to form a strategy for eviction avoidance. The RFP was advertised in area newspapers and on the CHA website. The CHA also directly solicited 268 firms, including 177 MBE/WBE/DBE firms and 70 assist agencies. Based on the identified competitive range one firm made the competitive range. Negotiations were held with the firm and a best and final offer was requested and

submitted. Based upon the evaluations of the written proposals, oral presentations, and the best and final offer, it was determined that the Corporation for Supportive Housing would provide the best overall service and value to CHA to conduct this needs assessment. Accordingly, the resolution for Item A2 approves award of contract to Corporation For Supportive Housing to conduct an assessment of residents in Safe Harbor status.

Commissioner King voted No on Item A2 only.

RESOLUTION NO. 2010-CHA-161

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 15, 2010, entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH CORPORATION FOR SUPPORTIVE HOUSING TO CONDUCT AN ASSESSMENT OF RESIDENTS IN SAFE HARBOR STATUS”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a fixed fee contract with the Corporation for Supportive Housing in the amount of \$344,769, to conduct a needs assessment of CHA residents who have received multiple Safe Harbor designations.

(Item A3)

The resolution for Item A3 approves first one-year option with FamilyWorks services providers. In November 2009, the Board authorized CHA to negotiate and enter into contracts with Center for New Horizons (CNH); Employment & Employer Services, Inc. (E&ES); Heartland Human Care Services (HHCS); Jane Addams Hull House Association (JAHHA); Metropolitan Family Services (MFS) and Uhlich Children’s Advantage Network (UCAN) to provide comprehensive case management services. The Contracts initial term was January 1, 2010 through December 31, 2010 with four one-year option periods. During the base term of the contracts, Resident Services has been satisfied with each agency’s contractual performance. The resolution for Item A3 approves exercising the first one-year option of the contract. FamilyWorks agencies work closely with CHA staff and property management to facilitate efficient communication and coordination regarding resident needs. The six FamilyWorks agencies serve approximately 9,000 CHA families throughout the City of Chicago. The FamilyWorks program model addresses two important challenges facing CHA families: housing stability and employment. The program model utilizes identifiable outcomes with an intensive concentration on permanent housing choices, lease compliance, employment preparation and employment retention.

RESOLUTION NO. 2010-CHA-162

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 15, 2010, entitled “AUTHORIZATION TO EXERCISE THE FIRST ONE-YEAR OPTIONS OF CONTRACT NO. 9121 WITH CENTERS FOR NEW HORIZONS, CONTRACT NO. 9124 WITH EMPLOYMENT AND EMPLOYER SERVICES, INC., CONTRACT NO. 9122 WITH HEARTLAND HUMAN CARE SERVICES, CONTRACT NO. 9125 WITH JANE ADDAMS HULL HOUSE ASSOCIATION, CONTRACT NO. 9123 WITH METROPOLITAN FAMILY SERVICES, AND CONTRACT NO. 9126 WITH UHLICH CHILDREN’S ADVANTAGE NETWORK AS FAMILYWORKS PROVIDERS FROM JANUARY 1, 2011 THROUGH DECEMBER 31, 2011”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one-year option of Contract No. 9121 with Centers for New Horizons, Contract No. 9124 with Employment & Employer Services, Inc., Contract No. 9122 with Heartland Human Care Services, Contract No. 9125 with Jane Addams Hull House Association, Contract No. 9123 with Metropolitan Family Services and Contract No. 9126 with Uhlich Children’s Advantage Network to provide comprehensive case management services for CHA residents for the period of January 1, 2011 through December 31, 2011 in an aggregate

amount not-to-exceed \$25,100,000, adding it to the carryover balance available at the end of the current contract term.

(Item A4)

The resolution for Item A4 approves contract with Illinois Action For Children (IAFC) to provide Parent Education and Enhanced Child Care Resource and Referral Services to CHA families. As the only agency funded by the State of Illinois to administer the Illinois Child Care Assistance Program for Cook County, IAFC manages and maintains an extensive database of childcare and early education programs. As the Admissions and Continued Occupancy Policy’s (ACOP) work-requirement has increased to 20 hours per week in FY2010, accessibility to childcare has become an increased need for CHA families. Due to the success and importance of the enhanced referral program IAFC performs, staff recommends the continuation of the enhanced referral program to assist CHA families in accessing the most effective childcare resource. Enhanced referrals include an initial consultation to identify key indicators and needs. Families are then contacted within two days and provided substantial information on available resources. Additional follow-up is made within a week to track child placement and determine if additional follow-up is needed. As of October 2010, 487 enhanced referrals have been completed, and over 4,100 informational packets have been distributed to residents. In addition to continuing the enhanced resource and referral program, in 2011 IAFC will initiate a parent leadership program for CHA residents. Participating parents will engage in a series of ten sessions focused on topics including, but not limited to, child development, parent-child relationship building, effective communication with children, and cultural learning opportunities for children.

RESOLUTION NO. 2010-CHA-163

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 15, 2010, entitled, “AUTHORIZATION TO ENTER INTO A CONTRACT WITH ILLINOIS ACTION FOR CHILDREN TO PROVIDE PARENT EDUCATION AND ENHANCED CHILD CARE RESOURCE AND REFERRAL SERVICES FOR CHA FAMILIES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a one-year contract with two (2) one-year options with Illinois Action for Children for the period of January 1, 2011 through December 31, 2011 in an amount not-to-exceed \$330,000.

The Omnibus Motion to adopt resolutions for Items A1 thru A4 was seconded by Commissioner Harris and the voting was as follows:

- Ayes:
- Hallie Amey
 - Deverra Beverly
 - Dr. Mildred Harris
 - Michael Ivers
 - Myra King
 - Carlos Ponce
 - James Reynolds
 - Bridget Reidy
 - Sandra Young

- Nays: Myra King (*For Item A2 only*)

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee Meeting report was also accepted in total.

Commissioner Carlos Ponce, Chairperson of the Operations and Facilities Committee then presented his report. Per Commissioner Ponce, the Operation and Facilities Committee held its regular meeting on Wednesday, December 15 at approximately 2:30 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B6 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

The resolution for Item B1 approves Contract Modification No. 3 for Holabird & Root for the provision of additional Prime Design Consultant Services in an amount not-to-exceed \$1,290,000.00 for the following: (1) the design of the Town Center; and (2) the feasibility and pre-planning to convert Phases VI and V from Family Housing to Senior and Intergenerational Housing. At the request of CHA, Holabird & Root was asked to investigate the possible options of changing the current Family Housing at Altgeld to Senior Housing and Intergenerational Housing. Holabird & Root's feasibility study will include research of similar developments; verification of land uses; verification of traffic patterns; review of zoning requirements; and program development.

RESOLUTION NO. 2010-CHA-164

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 15, 2010 entitled "AUTHORIZATION TO EXECUTE CONTRACT MODIFICATION NO. 03 TO CONTRACT NO. 0638 WITH HOLABIRD & ROOT LLC FOR THE PROVISION OF ADDITIONAL PRIME DESIGN CONSULTANT SERVICES AT ALTGELD GARDENS (IL2-007)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners approves Modification No. 03 to Contract No. 0638 with Holabird & Root LLC for the provision of additional prime design consultant services at Altgeld Gardens in an amount not-to-exceed \$1,290,000.00. The new total contract value of Contract No. 0638 is not-to-exceed \$8,898,404.00. This modification is subject to the Contractor's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B2)

The CHA advertised Invitation for Bid (IFB) in September 2010 for capital maintenance work needed in and around Buildings 1, 2 and 5 (Group 1) at Bridgeport Homes. The IFB was advertised in area newspapers and on the CHA website. The CHA received and opened four bids on October 22, 2010. A fifth bid submittal was delivered after the opening of the bids and was rejected as late. After reviewing the bid submittal materials, staff held a pre-award survey meeting with Chicago Commercial Contractors, LLC, the apparent low bidder. The firm's representatives responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, and its capacity to perform this work. The firm's proposed project team was reviewed and its projection of a longer lead-time for several materials was discussed. Based on the recommendation of the evaluation committee, the resolution for Item B2 approves award of contract to Chicago Commercial Contractors for capital maintenance work at Bridgeport Homes, Group 2.

RESOLUTION NO. 2010-CHA-165

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH CHICAGO COMMERCIAL CONTRACTORS, LLC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 1";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Chicago Commercial Contractors, LLC. in the amount of \$791,673.00 for capital maintenance work in the ten (10) units in and around Buildings 1, 2 and 5 (Group 1) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 841 W. 31st St., 845 W. 31st St., 851 W. 31st St., 853 W. 31st St., 857 W. 31st St., 3113 S. Lituanica Ave., 3125 S. Lituanica Ave., 3127 S. Lituanica Ave., 3112 S. Green St. and 3114 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

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

(Item B3)

The CHA advertised an Invitation for Bid in September 2010 for capital maintenance work needed in and around Buildings 3, 4 and 6 (Group 2) at Bridgeport Homes. The IFB was advertised in area newspapers and on the CHA website. The CHA received and opened five (5) bids on October 22, 2010. After reviewing the bid submittal materials, staff held a pre-award survey meeting with Maxwell Services, Inc., the apparent low bidder. After reviewing the submitted bid materials and its responses at the pre-award survey meeting, staff has determined that Maxwell Services, Inc. is the lowest responsive and responsible bidder. Accordingly, the resolution for Item B3 approves award of contract to Maxwell Services for capital maintenance work at Bridgeport Homes, Group 2.

RESOLUTION NO. 2010-CHA-166

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH MAXWELL SERVICES, INC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 2";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Maxwell Services, Inc. in the amount of \$806,486.00 for capital maintenance work in the ten (10) units in and around Buildings 3, 4 and 6 (Group 2) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 3143 S. Lituanica Ave., 3145 S. Lituanica Ave., 3147 S. Lituanica Ave., 3151 S. Lituanica Ave., 3155 S. Lituanica Ave., 3157 S. Lituanica Ave., 3159 S. Lituanica Ave., 3118 S. Green St., 3124 S. Green St. and 3130 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

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

(Item B4)

The CHA advertised an Invitation for Bid in September 2010 for capital maintenance work needed in and around Building 12 (Group 3) at Bridgeport Homes. The IFB was advertised in area newspapers and on the CHA website. The CHA received and opened five (5) bids on October 22, 2010. Having completed its review of the submitted bid materials and its responses at the pre-award survey meeting, staff has determined that Oakley Construction Co., Inc. is the lowest responsive and responsible bidder. Accordingly, the resolution for Item B4 approves award of contract to Oakley Construction Co., for capital maintenance work at Bridgeport Homes, Group 3.

RESOLUTION NO. 2010-CHA-167

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 3";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$361,434.40 for capital maintenance work at the four (4) units in and around Building 12 (Group 3) at Bridgeport Homes (IL2-004). Work is to be completed in the four (4) units at 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. within ninety (90) calendar days from the date set forth in the

Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

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

(Item B5)

The CHA advertised an Invitation for Bid in August 2010 for unit renovation work needed at Wentworth Annex. The IFB was advertised in area newspapers and on CHA's website. The CHA received and opened eight bids on October 4, 2010. After reviewing the bid submittal materials, staff held pre-award survey meetings with the apparent lowest bidder, Oakley Construction Co., Inc. and the second lowest bidder. Both firms responded to questions on the thoroughness of their bids, the amount of the work they planned to self-perform, and their capacity to perform this work. Having completed its review of the submitted bid materials and its responses at the pre-award survey meeting, staff has determined that Oakley is the lowest responsive and responsible bidder. Accordingly, the resolution for Item B5 approves award of contract to Oakley Construction Co., for work at Wentworth Gardens, Phase 2.

RESOLUTION NO. 2010-CHA-168

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY CONSTRUCTION COMPANY, INC. FOR UNIT RENOVATION WORK AT WENTWORTH ANNEX – PHASE 2 (IL2-032)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$1,641,336.00 for unit renovation work in and around twelve (12) units at Wentworth Annex – Phase 2 (IL2-032). The work is to be performed in units located at 300 West 42nd Street, 303 West 42nd Street, 309 West 42nd Street, 317 West Root Street, 325 West Root Street, 326 West 42nd Place, 342 West 42nd Place, 346 West 43rd Street, 348 West 42nd Place, 349 West 42nd Street, 349 West Root Street, and 357 West 42nd Place in Chicago, IL. The work is to be completed by no later than one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed.

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

(Item B6)

The resolution for Item B6 approves four Housing Assistance Payment (HAP) contracts for the following properties: Ironwood Court, park Apartments, Archer Avenue Senior Residences and Hollywood House. Ironwood Court is a vintage courtyard 46-unit apartment building that was built in approximately 1916. The building is located in Washington Park at 6015 S. Indiana Avenue. Brinshore Development, LLC will completely rehabilitate the building using \$5.6 million in City of Chicago/Mercy Housing Neighborhood Stabilization Program funds and a \$700,000 loan from Community Investment Corporation (CIC). Eastlake Management Group, Inc. will be the management agent. The PRA application is for fourteen units and rents are supported by the market study and range from \$850-\$1,200/per month. Expected completion is June 2011. Park Apartments is a collection of vintage buildings that comprise four structures and 120 total units located in Washington Park. The development was built in 1920 and is located at 220 E. Garfield Boulevard. Brinshore Development, LLC will complete a \$13.4 million rolling rehabilitation of the development using U.S. Treasury New Issue Bond Program (NIBP), 16.02 Exchange Funds, and 4% Low Income Housing Tax Credits (LIHTC). Metroplex will be the management agent. The PRA application is for thirty units comprised and rents are supported by the market study and range from \$734-\$1,100/per month. Expected completion is November 2011, however, because the renovation will be phased, CHA may elect to execute a phased HAP Contract to include units as they are completed. Archer Avenue Senior Residences was constructed in 2007. The development is located in Bridgeport/Chinatown at 2928 S. Archer Avenue. The 55-unit midrise development contains fifty 1-bedroom and five 2-bedroom units

and targets elderly households aged 62 and over. Chicago Community Development Corporation (CCDC) developed the property using Low Income Housing Tax Credits (LIHTC) and HOME funds. Eastlake Management Group, Inc. is the management agent. All of the proposed twelve PRA units substantially comply with Housing Quality Standard (HQS) inspection requirements. The proposed PRA units are comprised of eight (8) 1-bedrooms and four (4) 2-bedrooms. The PRA rent is comparable with market rate units in the development and ranges from \$883-\$938/per month. **Hollywood House** was renovated in 2009 and the lease-up will be completed this year. Hollywood House is a 12 story elevator building located in Edgewater at 5700 N. Sheridan. The 197-unit high-rise development contains ninety-eight (98) studios and ninety-nine (99) 1-bedroom units and targets elderly households aged 62 and over. Heartland Housing developed the property using Low Income Housing Tax Credits (LIHTC). Heartland Housing Inc. is the management agent. All of the proposed PRA units substantially comply with Housing Quality Standard (HQS) inspection requirements. The PRA application is for fifty-one (51) units comprised of twenty-six (26) studios and twenty-five (25) 1-bedroom units. The PRA rent is comparable with market rate units in the development and ranges from \$741-\$849/per month.

RESOLUTION NO. 2010-CHA-169

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated December 15, 2010, requesting Authorization to 1) execute an Agreement to Enter Into Housing Assistance Payment Contract with Ironwood Court; 2) execute an Agreement to Enter Into Housing Assistance Payment Contract with Park Apartments; 3) execute a Housing Assistance Payment Contract with Archer Avenue Senior Residences; 4) execute a Housing Assistance Payment Contract with Hollywood House; and 5) execute all other documents as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to Enter Into Housing Assistance Payment Contract with Ironwood Court; 2) execute an Agreement to Enter Into Housing Assistance Payment Contract with Park Apartments; 3) execute a Housing Assistance Payment Contract with Archer Avenue Senior Residences; 4) execute a Housing Assistance Payment contract with Hollywood House; and 5) execute all other documents as may be necessary or appropriate to implement the foregoing.

The Motion to adopt resolutions for Items B1 thru B6 was seconded by Commissioner Young and the voting was as follows:

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| Ayes: | Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young |
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| Nays: | None |
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The Chairman thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee Meeting report was also accepted in total.

Commissioner Ivers, Chairman of the Finance Committee then presented the report for the Finance and Audit Committee. Per Commissioner Ivers, the Finance & Audit Committee held its regular meeting on Wednesday, December 15th at approximately 3:05 p.m. at the 60 East Van Buren Corporate offices. The Chief Financial Officer and staff presented the Committee with the Treasury & Cash Flow Report for the month of November 2010 and the 3rd Quarter Grant Progress Report.

Commissioner Ivers then presented an Omnibus Motion for adoption of Resolutions for Items C1 thru C3 discussed, voted and recommended for approval by the Finance and Audit Committee:

(Item C1)

The resolution for Item C1 approves the FY2011 Comprehensive Budget totaling \$917.3 million and includes the following fund categories: General Fund: total revenue of \$823.7 million which combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the Amended and Restated MTW agreement. American Recovery and Reinvestment Act (ARRA) Formula Fund: revenue totals \$7.0 million. ARRA funding dollars awarded to the Authority were based on a federally derived formula which allocated funds to Housing Authorities across the country in an effort to help stimulate the U.S. economy. For FY2011, these funds will be used at various CHA developments for capital related work. American Recovery and Reinvestment Act (ARRA) Competitive Fund: revenue totals \$31.5 million. ARRA funding dollars awarded to the Authority were based on a competitive process which allocated funds to Housing Authorities across the country in an effort to help stimulate the U.S. economy. For FY2011, these funds will be used at various CHA mixed income, senior and family developments for capital related work. Section 8 Fund (Non-MTW): revenue for this program totals \$8.1 million. These contracts provide appropriations for approximately 1,338 of Mod Rehab vouchers and 50 Mainstream vouchers for housing assistance based on annual contributions contracts from HUD. Hope VI Fund: revenue totals \$37.8 million. These funds are used to support relocation, demolition, revitalization, community and supportive services programs. Other Funds: revenue totals \$9.2 million. Revenue consists of federal, state and local grants that will be used for redevelopment and demolition work at various mixed income communities and LeClaire courts; and to enhance or augment funding for critical programs and services that the CHA provides to its residents.

RESOLUTION NO. 2010-CHA-170

WHEREAS, the Board of Commissioners has reviewed the Board letter dated December 15, 2010, entitled “APPROVAL OF THE FY2011 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, hereby approves the attached, “FY2011 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 U.S. Department of Housing and Urban Development.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item C2)

The resolution for Item C2 approves the revised Investment Policy which expands authorization of eligible Authorized Investments to include the following security types: State and Local Municipal Bonds Illinois Housing Development Authority Mortgage Participation Certificates. Additionally, appropriate risk control procedures have been incorporated for both types of securities. This policy revision has been reviewed and approved by the CHA Investment Committee and takes effect immediately upon approval.

RESOLUTION 2010-CHA-171

WHEREAS, the Board of Commissioners has reviewed the Board letter dated November 16, 2010, Adoption of the Revised Investment Policy.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Revised Investment Policy is adopted.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to implement the above policy.

(Item C3)

The resolution for Item C3 amends Resolution No. 2010-CHA-135 to increase not-to-exceed funding amount of Davis Vision Contract. On October 19, 2010, the Board passed Resolution No. 2010-CHA-135 approving contracts with Humana Healthcare (medical and dental), Davis Vision, Lincoln National Life and Ameriflex for the CHA Employee Health Benefit Plan for an aggregate amount not-to-exceed \$5,882,634.08 for FY 2010 and \$6,177,683.08 for FY2012. The specific amount authorized for Davis Vision was \$40,010.93 for both FY2011 and FY2012. Through an inadvertent error, the Board Letter with respect to Davis Vision, indicated incorrectly that the new premium rates provided by Davis Vision reflected a 2% decrease in the premium rates (from the current premium rates) and included an enhanced benefit for contact lens users. Although the premium rates would have decreased 2% (from the current rates) without any changes in benefits, with the enhanced benefit, the premium rates actually increased by 5.05% over the current premium rates. The enhanced benefit to the FY2011 vision plan includes: Standard contact lens fitting will be covered at 100% and specialty lens fittings will be covered up to \$60, then 15% discount off balance. Currently, employees who undergo standard contact lens fittings are charged \$40.00, unlike employees who are not charged for standard eyeglass fittings.

RESOLUTION NO. 2010-CHA-172

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Memorandum dated December 15, 2010, entitled “RECOMMENDATION TO AMEND RESOLUTION NO. 2010-CHA-135 TO INCREASE NOT-TO EXCEED FUNDING AMOUNT OF DAVIS VISION CONTRACT”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby amends Resolution No. 2010-CHA-135 to authorize the Chief Executive Officer, or his designee, to increase the funding of the contract with Davis Vision as part of CHA’s Employee Benefit Plan by an amount not-to-exceed \$2,878.03 for a revised total contract not-to-exceed \$42,888.96 for FY 2011 and, subject to funding availability, and a revised amount not-to-exceed \$42,888.96 for the FY2012 option term. The aggregate amount of all CHA Employee Health Benefit Plan insurance coverage and the flexible spending plan is increased by an amount not-to-exceed \$2,878.03 for a revised amount not-to-exceed \$5,885,512.11 for FY2011 and subject to funding availability, an amount not-to-exceed \$6,180,561.11 for the FY2012 option term..

The Omnibus Motion to adopt resolutions for Items C1 thru C3 was seconded by Commissioner Young and the voting was as follows:

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| Ayes: | Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young |
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| | |
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| Nays: | None |
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The Chairman thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee Report was also accepted in total.

Chairman Reynolds left the meeting in session at approximately 10:15 a.m. due to a conflict in his schedule and Commissioner Ivers assumed the Chairmanship upon his departure.

Commissioner Ivers thereupon convened the Public Hearing portion of the meeting.

Commissioner Amey was then presented with a framed photo of herself with the Honorable Mayor Richard Daley and CHA staff, taken at the opening of the Hallie Amey Center. Commissioner Amey thanked the Board, CHA staff and public for the special honor and pledged to continue to being an advocate for all CHA residents

Mr. Lewis Jordan, Chief Executive Officer, then presented his monthly report. Highlights of Mr. Jordan's report included the closure of 1230 North Burling; visit by Assistant Secretary of HUD to acknowledge and celebrate CHA's completion of 1400 accessible units throughout its portfolio; hosting of holiday events by professional sports teams and vendors for CHA families and hosting of a CHA event for public housing students attending college. Mr. Jordan concluded his report by proudly announcing his presiding in the December 9th graduation of 33 residents from the Self Sufficiency Program. According to Mr. Jordan, 13 of these residents are now homeowners whose average income has increased from \$11,900 to \$51,600. Mr. Jordan vowed to continue working aggressively with CHA families to set and meet their goals.

Commissioner Ivers then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: _____
James Reynolds
Chairman

s/b: _____
Lee Gill, Custodian and
Keeper of Records