

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

February 18, 2014

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, February 18, 2014 at approximately 8:45 a.m. at the Charles Hayes Family Investment Center located at 4859 S. Wabash in Chicago, IL.

In the absence of Chairwoman Z. Scott, Vice Chairman Rodrigo Sierra called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Rodrigo Sierra
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Jack Markowski

Absent:	Matthew Brewer
	Z. Scott
	Bridget Reidy

Also present were Amy Degnan, Chief of Staff; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

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

Upon Motion made by Acting Chairman Sierra and properly seconded by Commissioner Markowski, the Commissioners adjourned to Executive Session. Acting Chairman Sierra announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to discuss personnel related matters, pending, probable or imminent litigation and audit reviews.

The Commissioners subsequently reconvened in Open Session and upon roll call, those present and absent were as follows:

Present:	Rodrigo Sierra
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Jack Markowski

Absent:	Matthew Brewer
	Z. Scott
	Bridget Reidy

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

After Motion made by Commissioner Markowski and seconded by Commissioner Cozzi, minutes for the Regular and Closed meetings of January 21, 2014 were unanimously approved as submitted.

Chairman Sierra then introduced Item 1 discussed in Closed Meeting and Commissioner Cozzi presented a Motion for approval of Item 1:

(Item 1)

RESOLUTION NO. 2014-CHA-14

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 10, 2014, entitled “Approval of Personnel Actions”:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt resolution for Item 1 was seconded by Commissioner Markowski and the voting was as follows:

Ayes: Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Myra King
Rodrigo Sierra

Nays: None

There being no questions or discussion, Chairman Sierra thereupon declared said Motion carried and said resolution adopted.

Commissioner Mildred Harris, Chairwoman of the Tenant Services Committee, then presented her report. Per Commissioner Harris, the Tenant Services Committee met on Wednesday, February 12, 2014 at approximately 1:15 p.m. at the 60 E. Van Buren Corporate Offices, 3rd Floor. Present at the meeting was commissioner Cozzi, Johnson and Sierra. The Committee then discussed, voted and recommended for approval Item 2.

On behalf of the Tenant Services Committee, Commissioner Harris presented a Motion for the approval of Item 2.

(Item 2)

The resolution for Item 2 approves two, one-year options with Summer Advantage for the Learn and Earn Summer Youth program in an amount not-to-exceed \$1,700,000 for each option year. The Learn and Earn program takes place at college campuses throughout Chicago and provides academic enrichment and career development opportunities for approximately 700 youth between the ages of 13-15. The Learn and Earn program addresses the learning loss that often occurs during the summer months. In 2013, youth showed average gains of 2 months of learning in math and no summer learning loss in reading. The Learn and Earn program also contributes to the outcomes of One Summer Chicago, the initiative coordinated by the City and County that provided more than 17,000 youth opportunities last summer. Summer Advantage will be responsible for staffing, managing and implementing the approved curriculum at each Learn and Earn site where youth will be attending for 30 hours per week for 6 weeks. During the program, youth will participate in a morning academic enrichment session based on the provided curriculum that focuses on reading and math proficiency. In the afternoon session, youth will participate in career development that includes industry and career awareness, exploration and preparation activities. Youth will receive a stipend of up to \$600 based on attendance and participation.

RESOLUTION NO. 2014-CHA-15

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014 entitled “AUTHORIZATION TO EXERCISE TWO, ONE-YEAR OPTIONS WITH SUMMER ADVANTAGE FOR THE LEARN AND EARN PROGRAM”;

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 second one-year option of Contract No. 11105 with Entrepreneurial Ventures in Education, Inc. d/b/a Summer Advantage (“Summer Advantage”) in an amount not-to-exceed \$1,700,000, and authorizes the exercise

of the third and final one-year option, at the discretion of the Chief Executive Officer or his designee, subject to funding availability and satisfactory contract performance, in an amount not-to-exceed \$1,700,000, to provide the Learn and Earn summer youth program. The aggregate total requested for approval of the second and third one-year option periods is an amount not to exceed \$3,400,000. The new aggregate contract total, including the base term, first option year, and final two one-year options will be an amount not-to-exceed amount \$5,441,598.

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

The Motion to adopt resolution for Item 2 was seconded by Commissioner Johnson and the voting was as follows:

Ayes: Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Myra King
Rodrigo Sierra

Nays: None

There being no questions or discussion, Chairman Sierra thereupon declared said Motion carried and said resolution adopted.

Commissioner Mark Cozzi then presented the report of the Joint Operations and Finance Committee meeting. Per Commissioner Cozzi, since there was not a quorum on Wednesday, February 12, the Joint Operations and Finance Committee meeting was not officially held, however, Commissioners and the public were briefed on the nine items appearing on the agenda, and the items were open to comments and questions from Commissioners and the public, but for the record, no vote was taken.

Commissioner Cozzi then presented an Omnibus Motion for the approval of Items 3 through 11.

(Item 3)

As part of the Capital Improvement Program, Contract No. 0638 was executed between the Chicago Housing Authority and Holabird & Root (H&R) for Prime Design Consultant services at Altgeld Gardens. The resolution for Item 3 approves Modification No. 5 to Contract 0638 to increase the design fees for H&R related to additional Prime Design Consultant Services at Altgeld Gardens and modify the contract to refocus on unit rehabilitation. In 2013, CHA secured an Urban Planner to develop a comprehensive master-site plan and started a robust master planning process. A Preferred Design Concept plan was presented to the residents and community at a September 30, 2013 Town Hall meeting. The Preferred Design Concept includes the rehabilitation of approximately 509 off-line units, renovation and/or new construction of community facilities, new commercial space, a new green boulevard and outdoor recreation spaces. H&R is the Architect of Record for the rehabilitation program at Altgeld-Murray. Currently H&R has two contracts 0638 and 0651; Contract 0638 is for Altgeld and Contract 0651 is for Murray from their previous rehabilitation work prior to the master planning process that will be used to implement the proposed rehabilitation work in the recently developed Preferred Design Concept plan.

RESOLUTION NO. 2014-CHA-16

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014 entitled, “Authorization to execute Contract Modification No. 05 to Contract No. 0638 with Holabird & Root LLC for the provision of Additional Prime Design Consultant services at Altgeld Gardens.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, It is recommended that the Board of Commissioners authorize the CEO or his designee to enter a Modification No. 5 to Contract No. 0638 with Holabird and Root LLC., (H&R) for the modification and provision of Additional Prime Design

Consultant Services at Altgeld Gardens and increase the not-to-exceed contract amount by \$213,736.00. The new total contract value of Contract No. 0638 is not-to-exceed \$9,207,755.00.

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

(Item 4)

The resolution for Item 4 approves a Predevelopment Loan Agreement with BMH-1, LLC; amends the Master Development Agreement; commits up to \$750,000 of CHA funds for Pre-development work at the Horner Superblock and approves submission of a Disposition application to HUD. The original Henry Horner (Horner) site was developed between 1957 thru 1969 and was comprised of 1,765 public housing units. The redevelopment of Horner began with Phase I in the late 1990's. The redevelopment of Phase I was comprised of 552 units, of which 260 are scattered site, 90 are at the Annex and 201 are at the Superblock. Phase I was completed in 2000. In 1996 Horner was awarded a HOPE VI grant for \$18.4MM for the redevelopment of Phase II, introducing a true mixed-income/finance community. The HOPE VI plan calls for three major redevelopment phases comprised of 764 mixed income units of which 271 are public housing, 132 are affordable and 361 are market rate units. To date, a total of 547 mixed-income units have been delivered (408 rental and 139 for-sale). Two-hundred thirty-seven are public housing, 109 are affordable and 201 are market rate units. In November 2013, after 3 years of negotiations among CHA, the HRC, BPI, and HUD, including the filing of a motion to allow amendment of the Consent Decree, Judge Zagel signed an Agreed Order for the redevelopment of the Superblock. The Superblock Redevelopment Plan included redevelopment of the existing site from 100% public housing into a mixed-income rental community that will co-exist with the surrounding mixed-income Westhaven Park community. The outcome of the negotiations and surveys has resulted in a mixed-income rental phase comprised of: 95 public housing units; 50 affordable units and 55 market rate units. At least fifty (50) off-line units will be used as a temporary relocation resource for Superblock families who elected to remain on the Superblock after redevelopment. On April 16, 2013, a town hall meeting was held for all Superblock families to explain the terms of the proposed settlement agreement and address any questions and concerns. In addition, smaller community meetings were conducted on April 29, April 30 and May 1, 2013 to discuss the issues and for residents to complete and submit their Housing Preference Sheets.

RESOLUTION NO. 2014-CHA-17

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014 entitled 1) Enter into a Predevelopment Loan Agreement with BMH-I, LLC; 2) Amend the Master Development Agreement; 3) Commit Chicago Housing Authority Funds up to \$750,000 for pre-development work at the Horner Superblock; 4) Submit a Disposition Application to the United States Department of Housing and Urban Development; and 5) Execute and deliver such other documents and perform such actions 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) Enter into a Predevelopment Loan Agreement with BMH-I, LLC; 2) Amend the Master Development Agreement; 3) Commit Chicago Housing Authority Funds up to \$750,000 for pre-development work at the Horner Superblock; 4) Submit a Disposition Application to the United States Department of Housing and Urban Development; and 5) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

(Item 5)

The CHA requires environmental consulting (EC) services for 2014 through 2018 to satisfy CHA's need for environmental compliance requirements for construction, capital maintenance

and environmental due diligence projects to comply with environmental and related federal (including HUD) State and local laws, regulations, ordinances and guidelines. The current EC contracts will terminate March 31, 2014. These EC services have been customarily performed by environmental consultants since the passage of applicable environmental laws and regulations in the mid-1970s. The 4 recommended firms' proposals, which were evaluated and scored both on the business technical factors and price, received the highest scores out of the 7 proposals received and were determined to be in the competitive range after which best and final pricing was requested. Three of the recommended firms, Carnow Conibear and Associates, Ltd., Environmental Design International and GSG Consultants, Inc. are currently under contract to provide EC services, and CCD and ODM have had a positive experience with these three firms, who have provided EC services for CHA in a timely, professional and cost effective manner. Although the CHA has not previously worked with Terracon Consultants Inc., their references and the recommendations received from other City agencies, along with their proposal's score justify that they be included as one of the recommended respondents for contract award.

RESOLUTION NO. 2014-CHA-18

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014 entitled "AUTHORIZATION TO ENTER INTO FOUR (4) CONTRACTS FOR AUTHORITY-WIDE ENVIRONMENTAL CONSULTING SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners Board of Commissioners authorize the Chief Executive Officer ("CEO") or his designee to enter into four (4) master competitive task order based contracts (technically known as Indefinite delivery Indefinite Quantity contracts) for Authority-wide Environmental Consulting services with Carnow Conibear and Associates, Ltd., Environmental Design International, GSG Consultants, Inc. and Terracon Consultants, Inc. in an amount not-to-exceed \$1,000,000 for a two (2) year term and two (2) one-year options, with each contract having a minimum guaranty of \$50,000. The total aggregate not-to-exceed amount of the 4 contracts will be \$4,000,000.

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

(Item 6)

Based on the structural assessments of the building located at 3605 West Douglas Boulevard (Scattered Sites) to determine its structural stability and make recommendations as to its viability for occupancy, the assessments revealed that the interior of the building has been so severely damaged and vandalized that it would require gut rehabilitation of all units, as well as modifications for current building code and ADA compliance for it to be viable. The architectural and rehabilitation costs needed to make the building viable for habitation exceed the Total Development Costs (TDC) allowed by HUD for these types of structures. Accordingly, the resolution for Item 6 approves submission of a Demolition Application to HUD for the demolition of the Scattered Site structure located at 3605 West Douglas.

RESOLUTION NO. 2014-CHA-19

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014, entitled "REQUEST FOR AUTHORIZATION TO SUBMIT A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF A SCATTERED SITES DWELLING STRUCTURE LOCATED AT 3605 WEST DOUGLAS BOULEVARD AND TO DEMOLISH SAID PROPERTY";

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development ("HUD") for the demolition of a six (6) unit dwelling structure located at 3605 West Douglas Boulevard, and to demolish said property upon receipt of approval from HUD.

(Item 7)

During the renovation of Lidia Pucinska for the life safety upgrades and plumbing riser replacement, the contractor discovered the heat risers were leaking from virtually every mechanical joint causing substantial moisture and mold behind the walls. The mold represents a potential health threat to the tenants and the numerous leaks indicate the heating system is operating at a much less than optimum efficiency. The pervasiveness of the leaks could also lead to the complete failure of the system. In addition, the contractor also discovered that the bedroom walls were built using 1 5/8” studs on 24” center, which is inconsistent with building codes and insufficient to properly support drywall. The Capital Construction Department has verified that the amounts proposed to perform the work by the contractors are within an acceptable range of the CHA’s Independent Cost Estimates. Accordingly, the resolution for Item 7 approves a Contract Modification for Madison Construction, in the amount of \$3,140,527 for Life Safety & Plumbing Riser Replacement at Lidia Pucinska Apartments. In order to complete the project, residents must be relocated throughout the duration of the project. The relocation expenses associated with the construction project are estimated to be: \$180,000.

RESOLUTION NO. 2014-CHA-20

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 18, 2014 entitled “APPROVAL OF CONTRACT MODIFICATIONS FOR LIFE SAFETY & PLUMBING RISER REPLACEMENT @ LIDIA PUCINSKA APTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves a \$3,140,527 of contract modification to Contract No. 11270 with Madison Construction for the Life and Safety work at Lidia Pucinska Apartments, and \$180,000 necessary resident relocation expenses necessitated by the project.

Life Safety & Plumbing Riser Replacement @ Lidia Pucinska Apts.								
General Contractor	Original Contract Value	Current Contract Value	Construction Contract Modifications to be Approved (February Board)	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
Madison Construction	\$11,418,000	\$11,591,277.26	\$3,140,527.30	27.51%	\$3,313,804.56	29.02%	Yes	\$14,731,804.56

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

(Item 8)

The resolution for Item 8 approves a new Intergovernmental Agreement with the City of Chicago Department of Administrative Hearing (DoAH) to continue to provide formal administrative hearings for CHA residents. This will be the third IGA with DoAH since 2004 and will allow the CHA to continue its formal Grievance Procedure that was implemented in 2004, utilizing DoAH’s impartial administrative hearing officers. Specifically, the IGA continues to allow CHA residents to participate in formal grievance hearings before independent hearing officers at DoAH’s offices. The IGA utilizes DoAH’s existing administrative procedures to schedule and hold the hearings as well as report the results to CHA and residents. The average cost of an administrative hearing through DoAH has been approximately \$375 based on 5 hours for the hearing officer at \$60 per hour plus a \$75 filing fee for each case. Over the past 5 years, CHA has averaged approximately 40 - 60 formal grievance hearings with DoAH per year.

RESOLUTION NO. 2014-CHA-21

WHEREAS, the Board of Commissioners has reviewed the Board letter dated February 12, 2014 entitled “AUTHORIZATION TO ENTER INTO A NEW INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO’S DEPARTMENT OF ADMINISTRATIVE HEARINGS”;

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 new intergovernmental agreement (“IGA”) with the City of Chicago’s Department of Administrative Hearings (“DoAH”) to provide formal administrative hearings for CHA residents for the period of April 1, 2014 through March 31, 2017 for an amount not-to-exceed \$75,000, and at the discretion of the Chief Executive Officer or his designee, subject to funding availability and satisfactory contract performance, exercise the IGA’s one 2-year option term for an amount not-to-exceed \$50,000 for the period of April 1, 2017 through March 31, 2019.

(Item 9)

In January 2010, the CHA was awarded a two year \$250,000 award from ICJIA through the Edward Byrne Recovery Act Grant Program. The purpose of the funding was to implement community based youth violence prevention through Gang Resistance Education and Training (G.R.E.A.T.) and the Youth Courts. The Altgeld-Riverdale Consortium (ARC) Partnership created a community partnership and increased resident awareness of violence prevention at community schools. On December 10, 2013, the CHA received official written notice of a third award of \$335,051 from the ICJIA through the Edward Byrne Recovery Act Grant Program. CHA is required to provide matching funds of \$111,684 (mostly in-kind). Accordingly, the resolution for Item 9 approves acceptance of a Grant Award from ICJIA and also approves Sub-Grant Agreements with UCAN, Chicago Police Department; Roseland Ceasefire, 000 Multimediu, Social Impact and Community Justice for Youth.

UCAN will leverage its capabilities to provide case management support in identifying and reaching out to appropriate families to benefit from the ARC and services made available through the grant. G.R.E.A.T. (Gang Resistance Education and Training) is an evidence-based prevention program that addresses aggression, gang activity, conflict resolution and interpersonal skills issues as experienced by boys and girls age nine to seventeen in urban settings. Uniformed CPD officers will conduct G.R.E.A.T. youth and family programming during the 2014 academic school year and over the summer. Roseland CeaseFire will leverage its work in the 5th Police District and analyze crime hot spot and time-of-day data to determine when/where it will place part-time Violence Interrupters to intervene when conflicts arise and train others in Interrupter techniques. OOO Multimediu will conduct an interactive music course focused on violence prevention and Social IMPACT Research Center will conduct an evaluation of changes in resident perception of safety as a result of the ARC activities and crime statistics between 2012-2014.

RESOLUTION NO. 2014-CHA-22

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 12, 2014 entitled “ACCEPTANCE OF A GRANT AWARD FROM THE ILLINOIS STATE CRIMINAL JUSTICE INFORMATION AUTHORITY AND AUTHORIZATION TO ENTER INTO SUB-GRANT AGREEMENTS WITH UCAN, THE CHICAGO POLICE DEPARTMENT, ROSELAND CEASEFIRE PROJECT INC., OOO MULTIMEDIUM, SOCIAL IMPACT AND COMMUNITY JUSTICE FOR YOUTH INSTITUTE”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorize the Chief Executive Officer or his designee to accept a grant award from and enter into a grant agreement with the Illinois State Criminal Justice Information Authority in the amount of \$335,051 and authorizes the Chief Executive Officer or his designee to enter into sub-grant agreements with Uhlich Children’s Advantage Network, the Chicago Police Department, Roseland Ceasefire Project, OOO Multimediu, Social IMPACT and Community Justice for Youth to provide support services in an aggregate amount not-to-exceed \$299,255 for the period of January 1, 2014 through December 30, 2014 (or by September 30, 2014 in the event ICJIA is unable to receive an extension of time as to when the grant scope of work must be completed).

(Item 10)

In September, 2013, the CHA advertised an Invitation for Bid to procure toner cartridges and supplies. The basis for strategic sourcing was due to the desire to secure these goods at the best price utilizing the volume created by the needs of the Authority as a whole. The pricing received from this process was deemed to be advantageous in the area of cost-savings as well as contract administration. Of the four responses received, two vendors' submissions were deemed non-responsive and the remaining vendors were evaluated based on their ability to meet the CHA's requirements. Upon review of the bids, it was determined that Warehouse Direct was the lowest, responsive and responsible bidder for toner cartridges and supplies for the Authority-wide initiative. Accordingly, the resolution for Item 10 approves award of contract to Warehouse Direct in an amount not-to-exceed \$360,000.

RESOLUTION NO. 2014-CHA-23

WHEREAS, the Board of Commissioners has reviewed the Board Letter February 12, 2014 entitled "AUTHORIZATION TO ENTER INTO A TWO (2) YEAR CONTRACT WITH TWO (2) ONE-YEAR OPTIONS WITH WAREHOUSE DIRECT FOR SUPPLY AND DELIVERY OF TONER CARTRIDGES AND SUPPLIES".

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 contract with Warehouse Direct for the supply and delivery of toner cartridges and supplies, in an amount not-to-exceed \$180,000 for a base term of two (2) years, with two (2) additional one-year options which may be exercised at the discretion of the CEO or his designee, subject to funding availability and satisfactory contract performance, in an amount not-to-exceed \$90,000 for each option term, for a total aggregate contract amount not-to-exceed \$360,000.00.

(Item 11)

CHA's Resident Services Division is charged with helping families move along the path to self-sufficiency. To accomplish this goal, CHA is seeking to participate in an Earned Income Tax Credit (EITC) pilot initiative that will provide early tax refund loans to up to 500 CHA participants who are eligible for the EITC pilot in 2014. This initiative supports CHA's Plan Forward goals, and housing in general, by providing a quarterly early tax credit refund loan that will assist families in maintaining lease compliance (e.g. assist in timely rent and utility payments). In January 2014, CHA received notice of the EITC pilot contemplated by the Mayor's Office through their agreement with CEP. CEP is a local expert on helping low-income working families move towards financial security through a variety of financial literacy services including, but not limited to: tax clinics and preparation assistance, financial education workshops and individual financial coaching. The pilot, which includes a research component, seeks to test the benefit of receiving quarterly cash advances of the Earned Income Tax Credit for working families in easing the difficulties that result when families have limited cash on hand. CEP will facilitate the administration and disbursement of the tax credit pilot. CEP will determine the advance loan amount by conducting a thorough review of participants' current income and an analysis of past taxes to project the estimated 2014 tax refund for EITC. Participants will receive no more than 50% of their projected tax credit in quarterly loan payments. CHA will leverage the existing service providers to facilitate recruitment and enrollment of eligible CHA residents. CEP has been contracted by the Chicago Department of Family and Support Services (DFSS) to facilitate the EITC pilot. CEP will utilize the non-federal funds provided by CHA to make the early tax refund as a loan to CHA participants. DFSS will pay all of CEP's administrative and related service fees directly to CEP.

RESOLUTION NO. 2014-CHA-24

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 12, 2014 entitled "RECOMMENDATION TO ENTER INTO A CONTRACT WITH THE CENTER FOR ECONOMIC PROGRESS FOR THE EARNED INCOME TAX CREDIT PILOT";

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 contract with the Center for Economic Progress, which will provide early tax refund loans to up to 500 CHA residents who enroll in the Earned Income Tax Credit pilot in an amount not-to-exceed \$575,000 for the period of March 1, 2014 through June 30, 2015.

The Motion to adopt resolutions for Items 3 through 11 was seconded by Commissioner Markowski and the voting was as follows:

Ayes: Mark Cozzi
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Myra King
Rodrigo Sierra

Nays: Myra King (on Item 3 only)

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

Amy Degnan, Chief of Staff, then presented the CEO's monthly report.

Chairman Sierra then invited the residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made by Commissioner Markowski, seconded by Commissioner Cozzi, the February 18, 2014 meeting of the Board of Commissioners was adjourned.

s/b:

Rodrigo Sierra
Acting Chairman, Chicago Housing Authority

s/b:

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records