

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

**September 16, 2008**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, September 16, 2008, at 8:30 a.m. at Ella Flagg Apartments, 4645 North Sheridan Road, Chicago, Illinois.

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

Present:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Samuel Mendenhall Sandra Young
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Absent:	Bridget O'Keefe Carlos Ponce
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Also present were Lewis Jordan, Chief Executive Officer, Adrienne Minley, Chief of Staff; 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:

At approximately 8:45 a.m., Commissioner Ponce joined the meeting in session.

Commissioners, CHA staff, CAC staff, resident leadership and the general public then offered condolences to the family of Commissioner Wiggins. Chairman Nesbitt then noted that Commissioner Wiggins' passing leaves a considerable void on the CHA's Board of Commissioners and she will be truly missed.

The following resolution in memoriam for Commissioner Wiggins was presented by Chairman Nesbitt and adopted unanimously by the Board.

**RESOLUTION NO. 2008-CHA-105**

**Whereas,** The Chicago Housing Authority (CHA) offers condolences to the family and friends of CHA Commissioner Mary E. Wiggins, for the untimely loss of a strong, dedicated woman whose dedication and commitment to public housing residents and young people was unquestioned.

**Whereas,** Commissioner Mary E. Wiggins was a graduate of DuSable High School in Bronzeville.

**Whereas,** Commissioner Mary E. Wiggins had been a resident of Washington Park since 1972.

**Whereas,** Commissioner Mary E. Wiggins served residents of the CHA in various capacities since 1986, including as building president and president of the Washington Park Local Advisory Council.

**Whereas,** Commissioner Mary E. Wiggins was appointed to the CHA Board of Commissioners on July 21, 2004, by Mayor Richard M. Daley.

**Whereas,** Commissioner Mary E. Wiggins served most recently as Chairperson of the Central Advisory Council (CAC) Board of Directors, a position she had held since 2003 when she was elected by CAC members.

**Whereas,** Commissioner Mary E. Wiggins was most recently President of the Randolph Tower Resident Management Corporation.

**Whereas,** Commissioner Mary E. Wiggins also served as the regional officer for Resident Coalition for Community Change based in Washington D.C., and served as a member of the St. John Masonic Hall.

**Whereas,** Commissioner Mary E. Wiggins sought to ensure that resident concerns and issues were heard during her tenure, fighting for the greater good of public housing residents through vision and commitment.

**BE IT RESOLVED THAT,** The Chicago Housing Authority recognizes the loss of a tenacious and forthright woman whose dedication to CHA residents and to the CHA Board of Commissioners will be missed beyond words.

Lewis Jordan, Chief Executive Officer, then presented his monthly report. Per Mr. Jordan, due to the untimely passing of Commissioner Wiggins the resident leadership requested an extension to the Public Review Period for the Plan for Transformation. The review period was extended to September 30, 2008. Mr. Jordan then provided highlights of the new program “Find Your Place” and thanked all the partners involved for their support in such a worthwhile project. Mr. Jordan concluded his report by acknowledging Ms. Deverra Beverly for her dedication and support helped initiate Operation Self Passage.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn 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 discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairman Nesbitt thereupon introduced the Resolution discussed in Executive Session.

Commissioner Harris presented a Motion for the approval of resolution for Executive Session Item 1.

**(Executive Session Item 1)**

**RESOLUTION NO. 2008-CHA-106**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 4, 2008, requesting that the Board of Commissioners approves the Personnel Actions Report for August 2008.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for August 2008

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

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Samuel Mendenhall  
Carlos Ponce

Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ponce then presented a Motion for the approval of resolution for General Item 1.

**(General Item 1)**

On August 14, 2008 staff forwarded to the Commissioners a Notice of Amendment of the By-laws. The resolution for General Item 1 approves amending Section 2 of Article II of the By-Laws to allow more flexibility in the structure in the Regular Meetings of the Authority.

**RESOLUTION NO. 2008-CHA-107**

**WHEREAS**, the Board of Commissioners of the CHA (the "Board") desires to amend the By-Laws of the CHA (the "By-Laws") to reflect changes to Section 2 Article II of the By-laws to allow more flexibility in the structure of the Regular Meetings of the Authority.

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 10, 2008 entitled Authorization to Approve the Amended CHA BY-LAWS.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby approves the complete set of amended By-Laws, which supersede the previous By-Laws approved by the Board in Resolution 2008-CHA-66; and

**THAT** attached hereto is the complete set of By-Laws as amended hereby.

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

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Samuel Mendenhall  
Carlos Ponce  
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

In the absence of Committee Chair O'Keefe, Commissioner Ivers presented the Finance and Audit Committee report. Per Commissioner Ivers the Finance & Audit Committee held its regular meeting on Wednesday, September 10, 2008 at approximately 1:15 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 August 2008 and a Financial Update as of July 2008.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of Resolutions for Item A1 thru A3 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

The CHA must annually renew its insurance coverage for General Liability, Excess Liability, Public Officials Liability, All Risk Property, Employed Lawyers Errors and Omissions Liability, Employment Practices Liability, Auto Liability, Crime and Fiduciary Liability. HUD previously authorized the CHA to have its insurance broker of record competitively solicit bids on the CHA's behalf for all forthcoming insurance procurements. Aon directly and indirectly solicited requests for insurance premium quotes from 31 carriers and received multiple quotes on all lines

of coverage. After reviewing the responses, Aon and CHA's Risk Management Department recommend the following insurers listed in the below resolution to provide the required insurance coverage for CHA for the period October 1, 2008 through September 30, 2009. This year's renewal resulted in an overall cost savings of \$50,950 or 3%.

**RESOLUTION NO. 2008-CHA-108**

**WHEREAS,** The Board of Commissioners has reviewed the memorandum dated September 10, 2008 entitled "AUTHORIZATION FOR THE CHA TO AWARD GENERAL LIABILITY, EXCESS LIABILITY, PUBLIC OFFICIALS LIABILITY, ALL RISK PROPERTY, EMPLOYED LAWYERS ERRORS AND OMISSIONS LIABILITY, EMPLOYMENT PRACTICES LIABILITY, AUTO LIABILITY, CRIME AND FIDUCIARY LIABILITY COVERAGE".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to award the following insurance coverage for the CHA for the period of October 1, 2008 through September 30, 2009 for an aggregate amount not-to-exceed \$1,468,277 through its insurance broker of record, Aon Risk Services, Inc. of Illinois: (1) General Liability written through Lexington in an amount not-to-exceed \$34,336; (2) Excess Liability coverage written through Lexington in an amount not-to-exceed \$207,148; (3) Public Officials Liability written through Lexington in an amount not-to-exceed \$202,020; (4) All Risk Property written through Lexington and Axis in an amount not-to-exceed \$885,152; (5) Employed Lawyers Errors and Omissions Liability written through Chubb in an amount not-to-exceed \$20,990; (6) Employment Practice Liability written through Lexington in an amount not-to-exceed \$63,973; (7) Auto Liability written through Travelers in an amount not-to-exceed \$35,712; (8) Crime written through Great American in amount not-to-exceed \$4,496; and (9) Fiduciary Liability written through Chubb in an amount not-to-exceed \$14,450.

**(Item A2)**

The resolution for Item A2 approves a new Collective Bargaining Agreement with the Service Employees International Union, Local 73 of Chicago. The CHA employs 52 members of Local 73 who have voted and ratified this agreement. Representatives of Local 73 and CHA tentatively agreed to the following substantive changes: contract term of 3 years; grievance process extended from five to seven working days; increase in uniform allowance and a successfully completed correction action plan will not be reflected on the annual employee's evaluation. In addition, a Letter of Understanding was tentatively agreed upon that includes consideration of a Sick Day Bank; review of job titles and review of Tuition Reimbursement policy.

**RESOLUTION NO. 2008-CHA-109**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 10, 2008 entitled "AUTHORIZATION TO ENTER INTO A COLLECTIVE BARGAINING AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 73";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer to execute a new collective bargaining agreement with the Service Employees International Union, Local 73, for the period of January 1, 2008 through December 31, 2010.

**(Item A3)**

The resolution for Item A3 approves a new Collective Bargaining Agreement (CBA) with the International Union of Operating Engineers, Local 399. The CHA employs three operating engineers, who are members of Local 399. Under the new CBA, Operating Engineers will be paid \$32.15 per hour which represents a \$0.95 per hour increase over their current hourly wage. Additionally, the CHA will contribute \$2.80 per hour to Local 399's employee pension fund, which represents a \$0.40 increase over the last contract. The CHA will also contribute \$172.00 per week for the Health and Welfare fund, which represents a \$0.10 per hour increase from the

last contract. The total increased cost to the CHA is \$1.45 per hour for the first year of the contract, which represents a total 3.8% cost increase of the last contract. This cost increase places the CHA's Operating Engineers on par with the prevailing wages that are paid in the Chicago area (BOMA). The second year of the contract calls for a \$1.55 total increase (3.8% cost increase) and the third is for a \$1.65 total increase (4.0% cost increase), with the increases allocated between wages and benefits as determined by Local 399. A Letter of Understanding has been agreed upon by both parties that Local 399 employees will attend at least two training seminars a year that the CHA will deem to be important in order for the engineers to perform their respective duties.

**RESOLUTION NO. 2008-CHA-110**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 10, 2008 entitled "AUTHORIZATION TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL UNION OF OPERATING ENGINEERS OF CHICAGO, ILLINOIS AND VICINITY ("LOCAL 399")";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer to execute the new collective bargaining agreement with the International Union of Operating Engineers of Chicago, Illinois and Vicinity ("Local 399") for the period of June 1, 2008 through May 31, 2011.

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:           Martin Nesbitt  
                    Hallie Amey  
                    Dr. Mildred Harris  
                    Michael Ivers  
                    Samuel Mendenhall  
                    Carlos Ponce  
                    Sandra Young

Nays:           None

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

Commissioner Ivers then advised the Chair that at the September 10<sup>th</sup> Finance Committee Meeting, Item A4 was deferred pending further discussion and language clarification. Scott Ammarell, General Counsel, then read the amended language, as noted below in bold italics, for resolution A4.

Commissioner Ivers then introduced a Motion for the adoption of the Amended Resolution for Item A4.

**(Item A4)**

The resolution for Item A4 approves notification to HUD of CHA's intention not to renew the Housing Assistance Payment Contract for LeClaire Courts for the 2009-10 Fiscal Year. LeClaire Courts is a project-based Section 8 property adjacent to LeClaire Courts Extensions (100% public housing). Under the Project-Based Assistance Housing Choice Voucher Program, HUD makes rental assistance payments for qualified families who live in specific housing developments. HUD subsidy for Project-Based Section 8 properties is made through a HAP contract. In 1999, HUD approved CHA's request to separate its Project-Based Section 8 sites from the Annual Contributions Contract (ACC). This action enabled CHA to facilitate development opportunities and the sale of the Project-Based Section 8 properties. LeClaire Courts is the last Project-Based Section 8 property owned by the CHA. There are a total of 314 units at LeClaire Courts, but only 148 are occupied. Deteriorating conditions and insufficient funding has left many units at LeClaire Courts in disrepair. The subsidy granted under the HAP Contract and the rents collected are not sufficient to maintain/rehabilitate LeClaire Courts.

Because LeClaire Courts residents are not eligible to be transferred into traditional public housing at this time, in accordance with HUD regulations, residents must be given a one-year notice of any intent to relocate them. Therefore, to discontinue the HAP contract for LeClaire Courts for the fiscal year 2009-2010, LeClaire Courts residents must be notified in 2008 of any intent to close the property. Eligible residents may receive a Section 8 Housing Choice voucher to be used in the private market.

**RESOLUTION NO. 2008-CHA-111**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 10, 2008, entitled, "Authorization to Notify the U.S. Department of Housing and Urban Development ("HUD") of Intention Not to Renew the Housing Assistance Payment ("HAP") Contract for LeClaire Courts for the Fiscal Year 2009-2010"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to notify HUD that the CHA will not renew the HAP Contract for LeClaire Courts for fiscal year 2009-2010 and to notify the affected residents of CHA' intent to close the property. *This resolution is expressly conditioned upon the CHA and the Board giving fair consideration to the following three options, to the extent that they are available and feasible for the affected residents of LeClaire Courts and LeClaire Courts Extension:*

- a) *Section 8 tenant-based vouchers;*
- b) *The ability to transfer to available rehabilitated public housing units; and*
- c) *The ability to transfer to habitable units at LeClaire Courts Extension, with the understanding that the determination of habitability will be fully considered by the Board at its earliest practical opportunity.*

The Motion to adopt amended resolution for Item A4 was seconded by Commissioner Young and the voting was as follows:

Ayes:           Martin Nesbitt  
                  Hallie Amey  
                  Dr. Mildred Harris  
                  Michael Ivers  
                  Samuel Mendenhall  
                  Carlos Ponce  
                  Sandra Young

Nays:           None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Ponce, Chairperson of the Operations Committee, then presented his monthly report. Per Commissioner Ponce, the Operations Committee meeting was held on Wednesday, September 10, 2008 at 2:00 p.m. at the 60 East Van Buren Corporate Offices.

Commissioner Ponce then presented an Omnibus Motion for the approval of Resolutions for Items B1 thru B4, discussed, voted and recommended for approval by the Operations and Facilities Committee.

**(Item B1)**

The resolution for Item B1 approves submittal of a Mixed-finance Proposal, Evidentiaries and Amended Disposition Application to HUD for the Horner IIC Rental redevelopment project. The Horner IIC Rental project will consist of approximately 92 new construction mixed income rental units, a management office and up to 3,000 square feet of commercial space. The development will be built on CHA-owned land that formerly comprised part of the Henry Horner

Homes and on a small parcel of adjacent land that the CHA is acquiring from the City of Chicago. The development will be located in an area bounded by Wolcott Avenue on the east, Damen Avenue on the west, Lake Street on the north and Washington Boulevard on the south. The project is expected to provide 46 rental units of replacement public housing, subsidized by the CHA under a 40-year contract to provide operating subsidy. Of the approximately 92 rental units, it is expected that 78 (including the 46 public housing units) will be subject to low-income housing tax credit restrictions and 14 units will be market rate with no restrictions. The land in the Horner IIC Rental site will be ground leased by CHA through one or more ground leases to the ownership entities of the Brinshore-Michaels development team. The direct costs for the construction of the 92 units of the Horner IIC rental development total an estimated \$30,799,476 and are expected to be funded by a variety of funding sources to include \$6,816,746 in CHA funds; 2) \$21,702,630 Tax Credit Equity; 3) \$1,650,000 First Mortgage with JP Morgan Chase; and 4) \$630,000 Deferred Developer Fee. During the construction period, JP Morgan Chase is expected to provide an equity bridge loan in the approximate amount of \$15,531,678 and will carry an interest rate tied to LIBOR plus 200 basis points, secured by a first lien mortgage. The bridge loan will be repaid from tax credit equity down to the permanent loan amount. The first lender may also require a rate lock loan, to be secured by a mortgage lien on the property, which will be paid at conversion.

**RESOLUTION NO. 2008-CHA-112**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated Sept 10, 2008, requesting authorization to 1) Submit a Mixed-Finance Proposal, Evidentiaries, and amended Disposition Application to HUD, 2) Commit CHA funds of up to \$9,000,000 to the Horner IIC Rental redevelopment project, 3) Dispose of land at the Horner IIC Rental site to the ownership entity(ies) by one or more ground leases, and 4) 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 authorize the Chief Executive Officer or his designee to:

- 1) Submit a Mixed-Finance Proposal, Evidentiaries, and amended Disposition Application to HUD, 2) Commit CHA funds of up to \$9,000,000 to the Horner IIC Rental redevelopment project, 3) Dispose of land at the Horner IIC Rental site to the ownership entity(ies) by one or more ground leases, and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**(Item B2)**

The resolution for Item B2 approves contract with Linn-Mathes Inc., for environmental remediation at the Horner IIC Rental redevelopment project. The CHA Board of Commissioners approved entering into a Master Development Agreement with BMH-I, LLC, and with Brinshore Development, LLC and Michaels Development Company, as sponsors in June, 2002. Pursuant to the Redevelopment Agreement, CHA is required to fund the cost of remediation for pre-existing conditions on the former Henry Horner development site on a phase-by-phase basis, subject to certain rights to terminate for infeasibility. The estimated on-site remediation costs for the Henry Horner Homes Phase IIC rental redevelopment is \$748,782. CHA's contractual responsibility for remediation, foreseen and unforeseen environmental conditions is capped at 225% of this estimated total cost, which is \$1,684,760. All of the necessary environmental reports and studies have been completed.

**RESOLUTION NO. 2008-CHA-113**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 10, 2008, requesting authorization to 1) enter into a contract with Linn-Mathes Inc. for environmental remediation at the Henry Horner Homes redevelopment site Phase IIC rental, and 2) execute other documents as necessary 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 contract with Linn-Mathes Inc. for on-site environmental remediation activities at the Henry Horner Homes Phase IIC rental development for a total contract amount not to exceed \$1,684,760 (225% of the estimated remediation costs), subject to any necessary HUD approvals. The term of the contract shall be the earlier of: (i) the receipt of a “No Further Remediation” letter from the Illinois Environmental Protection Agency IEPA with regard to the on-site Henry Horner Homes Phase IIC rental development, or (ii) two years, subject to a one year extension at the Chicago Housing Authority’s election, and 2) execute other documents as necessary to implement the foregoing.

**(Item B3)**

The contract with Corporate Express for the delivery of paper expired in May 2008 and the CHA went out to bid for a new vendor. The CHA advertised an IFB in area newspapers, the CHA website and also directly solicited sixty-five vendors. The solicitation was also sent out to 17 Assist Agencies. Of the two bids received and opened, the apparent lowest bidder was Bebon Office Machines and Supplies. Accordingly, the resolution for Item A3 approves award of contract to Bebon Office Machines and Supplies in the amount of \$285,130.00 for a two year base contract.

**RESOLUTION NO. 2008-CHA-114**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 10, 2008 entitled, “AUTHORIZATION TO ENTER INTO A CONTRACT WITH BEBON OFFICE MACHINES AND SUPPLIES FOR THE SUPPLY AND DELIVERY OF OFFICE PAPER TO THE CHA”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** It is recommended that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Bebon Office Machines and Supplies for the supply and delivery of office paper to the CHA in an amount not-to-exceed \$285,130.00, for a base term of two (2) years, with one (1) one-year option.

**(Item B4)**

The resolution for Item B4 approves Contract Modification No. G-03 to Contract No. 7085 with Michuda Construction Inc., to install infrastructure for providing electrical, cable and telephone conduit to five buildings at Dearborn Homes currently under construction. The buildings affected by this modification are 2920-40 S. State Street, 2930 S. Dearborn St., 2931 S. Federal St., and 2710 S. State St. Changes in the number of total units, and cancellation of building demolition had a major impact on the construction design work for Dearborn. Initially, the existing CHA-owned electrical infrastructure was expected to be adequate for the remaining buildings. However, with the decision to retain all sixteen buildings in the development, the Prime Design Consultant’s load tests conducted at the site indicated that the existing electrical infrastructure would not be adequate for the increased electrical usage. With this change order, the CHA will take responsibility for creating enclosures for the ComEd service gear, installing CHA owned switchgear and a new duct bank, and bringing power to the buildings. To provide the most cost effective solution for the modernization of the electrical distribution system on the site, the CHA determined that it was best to limit ComEd’s scope to bringing service to the site. All of these buildings are currently operating on temporary utilities throughout the construction process. The remainder of the infrastructure work for the eleven buildings still to be renovated will be included in future solicitation packages.

**RESOLUTION NO. 2008-CHA-115**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 10, 2008 entitled “AUTHORIZATION TO EXECUTE CONTRACT MODIFICATION NO. G-03 TO CONTRACT NO. 7085 WITH MICHUDA CONSTRUCTION INC. FOR ADDITIONAL WORK AT DEARBORN HOMES (IL2-009)”:

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification No. G-03 to Contract No. 7085 with Michuda Construction Inc. in the amount of \$1,795,793.08 to install infrastructure for providing electrical, cable and telephone conduit to five (5) buildings at Dearborn Homes (IL2-009). The new total contract amount of Contract No. 7085 is \$30,387,653.08.

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

The Motion to adopt resolutions for Items B1 thru B4 was seconded by Commissioner Mendenhall and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Samuel Mendenhall  
Carlos Ponce  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner 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, September 10, 2008 at approximately 2:25 p.m. at the 60 East Van Buren Corporate Offices. Linda Kaiser, Executive Vice President of Resident Services, and Dr. Brian Hill from City Colleges of Chicago presented the Committee with an update on the 2008 Summer Food Program.

Commissioner Young then introduced a Motion for the adoption of Resolution for Item C1 thru C4 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

The resolution for Item C1 approves the form of lease, lease rider, and building rules to be used for Henry Horner Homes Phase II replacement housing known as Westhaven Park Phase IIC Rental, and any subsequent Westhaven rental in the City of Chicago. The lease, lease rider, and building rules have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed-income transaction. The property specific requirements for applicants Amended Horner Consent Decree, executed September 1, 1995. The authorization of approval of the form of lease, lease rider, and building rules to be used for the Henry Horner Homes Phase II replacement housing known as Westhaven Park Phase IIC Rental is required at this time to facilitate the closing of this development transaction. These documents have been subject to negotiation among the CHA, the Developer, Property Manager and the Horner Residents Committee and the documents are recommended as acceptable. A public comment period was held from August 4 through September 2, 2008. A public comment hearing was held on August 26, 2008 at the Westhaven Park Condominium. Notice for the 30 day public comment period and comment hearing was provided to the public and consideration will be given to any forthcoming comments prior to finalizing the documents.

**RESOLUTION NO. 2008-CHA-116**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 10, 2008, entitled "AUTHORIZATION FOR APPROVAL OF THE LEASE, LEASE RIDER, AND BUILDING RULES FOR HENRY HORNER HOMES PHASE IIB REPLACEMENT HOUSING AT WESTHAVEN PARK PHASE IIC

RENTAL , AND ANY SUBSEQUENT WESTHAVEN RENTAL, AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached form of form of lease, lease rider, and building rules in substantially the form presented to the Board for the Henry Horner Homes Phase IIB replacement housing at the development known as Westhaven Park Phase IIC Rental. The Chairperson of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

**(Item C2)**

The resolution for Item C2 approves contract extension with LR ABLA LLC to provide Community and Supportive Services and to increase the contract’s funding amount. The requested additional funding for the Contract’s one-year extension will allow LR ABLA to continue servicing the 125 families residing within Roosevelt Square Phase I and those families currently screening for and residing within Phase II, which will house 128 families upon completion. The services to be rendered during the extension year will continue to focus on assisting residents through the screening process, including assistance with presenting accurate documentation to meet the screening criteria, job placement and retention services, among other necessary services. LR ABLA will offer post-occupancy services to help residents maintain their housing eligibility in Phases I and II of the redeveloped community. In addition, LR ABLA will continue to provide a Transitional Jobs program for residents who indicate a preference to return to Roosevelt Square Phase II and Phase III. The Transitional Jobs program assists families in meeting and maintaining the site specific criteria for Roosevelt Square mixed-finance community. During the term of the Contract, LR ABLA has satisfactorily performed its contractual obligations.

**RESOLUTION NO. 2008-CHA-117**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 10, 2008, entitled “RECOMMENDATION TO EXTEND CONTRACT NO. 0663 WITH LR ABLA LLC TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES TO FAMILIES RESIDING WITHIN OR RELOCATING TO THE ROOSEVELT SQUARE COMMUNITY”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend Contract No. 0663 with the LR ABLA LLC (“Contract”) to provide community and supportive services for CHA families who have chosen to move to the redeveloped Roosevelt Square Community for the period of October 1, 2008 through September 30, 2009, and to increase the Contract’s funding in an amount not-to-exceed \$750,000.00, adding it to the carryover balance available at the end of the current term. The Contract’s new total not-to-exceed compensation amount will be \$5,500,025.40

**(Item C3)**

In June 2008 the CHA advertised a Request for Proposal soliciting vendors to provide services to assist CHA families during the transition of relocation, ensure CHA families are informed of all available housing options, and connect families to their temporary and permanent housing choices. The relocation services will target: 10/1/99 families who indicate an interest in fulfilling their permanent housing choice in one of CHA’s family developments; families who are required to relocate from their existing public housing units to temporary or permanent units due to building closure or consolidation and choose to relocate using a Housing Choice Voucher; families who need to move due to an emergency situation; and families impacted by the Senior Designated Housing Plan who are eligible to relocate using a Housing Choice Voucher. The RFP

was advertised in area newspapers and the CHA website. The CHA also directly solicited 97 firms, including four MBE/WBE/DBE firms and 14 assist agencies. Of the seven submittals received three firms were found to be in the competitive range. Oral presentations were held with the three firms and Best and Final offers were submitted by each firm. Based upon the evaluations of the written proposals, oral presentations, and the best and final offers, it was determined that Housing Choice Partners (HCP) and Uhlich Children's Advantage Network (UCAN) will provide the best overall service and value to CHA for relocation services to ensure that the necessary services are provided efficiently and effectively. Accordingly, the resolution for Item C3 approves contract award to HCP and UCAN.

**RESOLUTION NO. 2008-CHA-118**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 10, 2008 entitled "AUTHORIZATION TO ENTER INTO CONTRACTS WITH HOUSING CHOICE PARTNERS OF ILLINOIS AND UHLICH CHILDREN'S ADVANTAGE NETWORK TO PROVIDE RELOCATION SERVICES FOR CHA RESIDENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts with Housing Choice Partners of Illinois ("HCP") in an amount not-to-exceed \$861,000.00 and Uhlich Children's Advantage Network ("UCAN") in an amount not-to-exceed \$861,000.00 for a combined not-to-exceed amount of \$1,722,000.00 for a term of one (1) year with two (2) one-year options for providing relocation services to CHA residents.

**(Item C4)**

In June 2008 the CHA advertised a Request for Proposal (RFP) for vendors to provide Good Neighbor/Family Obligations workshops to enhance the desire and ability of individuals to be positive members of their communities. The Good Neighbor/Family Obligations workshops are designed for residents currently living in CHA developments, as well as former 10/1/99 CHA residents who have temporarily relocated to the private market with a Housing Choice Voucher. The RFP was advertised in area newspapers and the CHA website. The CHA also directly solicited 97 firms, including four MBE/WBE/DBE firms and 14 assist agencies. Of the nine proposals received four firms were found to be in the competitive range. Based upon the evaluations of the written proposals and oral presentations, as well as the cost of the best and final offers, it was determined that Housing Choice Partners of Illinois (HCP) and Employment and Employer Services, Inc. (E&ES) will provide the best overall service and value to CHA for Good Neighbor/Family Obligations workshops. Accordingly, the resolution for Item C4 approves award of contract to HCP and E&ES to provide Good Neighbor/Family Obligations workshops to CHA residents.

**RESOLUTION NO. 2008-CHA-119**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 10, 2008 entitled "AUTHORIZATION TO ENTER INTO CONTRACTS WITH HOUSING CHOICE PARTNERS OF ILLINOIS AND EMPLOYMENT AND EMPLOYER SERVICES, INC. TO PROVIDE GOOD NEIGHBOR/ FAMILY OBLIGATION WORKSHOPS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts with Housing Choice Partners of Illinois in an amount not-to-exceed \$166,000.00 and Employment and Employer Services, Inc. in an amount not-to-exceed \$200,000.00 for a combined not-to-exceed amount of \$366,000.00 for a term of one (1) year with two (2) one-year options for providing Good Neighbor/Family Obligations workshops.

The Motion to adopt resolutions for Items C1 thru C4 was seconded by Commissioner Mendenhall and the voting was as follows:

Ayes: Martin Nesbitt

Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Samuel Mendenhall  
Carlos Ponce  
Sandra Young

Nays: None

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

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

s/b: Martin Nesbitt  
Chairperson

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