



MINUTES OF THE ANNUAL AND REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
Tuesday, July 20, 2021

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meeting of the Board of Commissioners on Tuesday July 20, 2021 at 60 E. Van Buren, Chicago, IL at approximately 11:00 a.m.

Roll Call:

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

Angela Hurlock	Chair	Attended in-person
Craig Chico	Vice Chair	Virtual attendance
Matthew Brewer	Commissioner	Virtual attendance
Dr. Mildred Harris	Commissioner	Virtual attendance
Meghan Harte	Commissioner	Virtual attendance
James Matanky	Commissioner	Virtual attendance
Debra Parker	Commissioner	Virtual attendance
Francine Washington	Commissioner	Virtual attendance

The following members of the Board were absent:

Bill Thanoukos	Commissioner
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The following others were also present:

Tracey Scott	Chief Executive Officer
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The Chair declared the presence of a quorum.

Chair Hurlock started the meeting by informing the public at large that according to CHA By-laws, the Annual Meeting of the Authority for the election of officers shall be held on the third Tuesday of July of each year. Pursuant to Section 4 of the By-laws, officers will be elected at a future meeting of the Board.



To protect the public's health in response to the COVID-19 pandemic, and in compliance with 5 ILCS 120/7 and the June 26, 2021 Gubernatorial Proclamation the Chair announced that this meeting will be conducted via video conference.

Executive Director's Update:

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

Presentation of Resolutions:

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its virtual meeting at 8:30 a.m. today. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Harte and Washington. Although Chairwoman Hurlock and Commissioners Matthew Brewer, Mildred Harris, James Matanky and Debra Parker were also present, they were not counted toward the quorum. Committee members then voted to adjourn to closed session to discuss financial audit reviews.

The Finance and Audit Committee members then returned to open session and discussed voted and recommended for approval the resolution for Item No. 1.

(Item 1)

RESOLUTION NO. 2021-CHA-23

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 20, 2021 and attached hereto entitled "Recommendation to Accept and Submit to HUD the Chicago Housing Authority's Single Audit Report, Financial Statement Audit and Comprehensive Annual Financial Report for The Year Ended December 31, 2020"

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

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

- 2020 Single Audit Report, and
- Financial Statement Audit and Comprehensive Annual Financial Report for The Year Ended December 31, 2020

THAT, The Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to submit the Single Audit Report, Financial Statement Audit and Comprehensive Annual Financial Report for the year ended December 31, 2020 for to the U.S. Department of Housing and Urban Development.



On behalf of the Finance & Audit Committee, Committee Chairman Chico presented a Motion for approval of the recommendations set forth in the Board Report for Item No. 1. Commissioner Harte seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

Matthew Brewer, Chairman of the Real Estate Operations Development committee, then presented his report. Per Commissioner Brewer, the Real Estate Operations Development Committee held its virtual meeting earlier today by video conference. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Chico, Harris and Matanky. Although Chairwoman Hurlock and Commissioners Harte, Matanky, Parker, and Washington were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items Nos. 2, 3, 4, 5, 6, 7, 8 and 9.

(Item 2)

RESOLUTION NO. 2021-CHA-24

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 20, 2021 entitled “Recommendation to Award Contracts to Solar Developers”.

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

THAT, the Board of Commissioners (Board) of the Chicago Housing Authority approve the award of contract(s) to the three (3) vendors listed below as authorized solar developers in the aggregate contract value of Eighteen Million Dollars (\$18,000,000.00) for the combined awards, to be structured with one (1) two-year base term contract for each vendor plus three (3) one-year option terms reserved to the CHA for each solar developer contract. The total original aggregate contract value of Nine Million Dollars (\$9,000,000.00) is recommended for the 2-year base term for all solar developer contracts, and further option term funding is recommended in the aggregate contract value of Nine Million Dollars (\$9,000,000.00) for the total three -year term comprising the respective option terms for each solar developer contract

THAT, given the inherently unique nature of any final solar development following detailed site, technical and project specifications developed jointly between the CHA and the solar developers, it is recommended the Board delegate authority to the Chief Executive Officer to use her discretion to enter into the respective base term contracts with each solar developer, and to use her discretion in the CHA’s exercise of any option term(s), conditions and funding consistent with the Board’s authorization and resolution. The Chief Executive Officer shall not exercise more than one (1) one-year option term per contract in any contract year.



(Item 3)

RESOLUTION NO. 2021-CHA-25

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 20, 2021 entitled “Recommendation to Submit to U.S Department of Housing and Urban Development (HUD) Disposition Applications for Ten (10) Scattered Site Properties, One (1) Non-residential building and Two (2) vacant lots”.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to: 1) authorize the CEO or their designee to submit thirteen (13) disposition applications (10 Scattered Sites properties, 1 Non-residential building and 2 vacant lots) to the United States Department of Housing and Urban Development (HUD) for the future sale of the foregoing properties; and 2) authorize the CEO or his designee to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 4)

RESOLUTION NO. 2021-CHA-26

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 20, 2021 requesting “Recommendation to Submit a RAD Application for 900 W Randolph Apartments”

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

THAT, the Chief Executive Officer or her designee may proceed to submit an application to the U.S. Department of Housing and Urban Development’s (HUD) Rental Assistance Demonstration (RAD) program for 900 West Randolph Apartments; and

THAT, the Chief Executive Officer or her designee may submit all other documents as may be necessary or appropriate to implement the foregoing.

(Item 5)

RESOLUTION NO. 2021-CHA-27

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 21, 2021 titled “Recommendation to proceed with actions necessary for the transfer of assistance of project-based voucher rental assistance under the Rental Assistance Demonstration Program and approve the Tenant Selection Plan and related documents.”

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



- THAT,** the Chief Executive Officer or her designee may proceed with the application process and utilize Rental Assistance Demonstration program transfer of assistance from Altgeld Gardens for Grace Manor; and
- THAT,** the Chief Executive Officer or her designee may approve the Tenant Selection Plan and related documents for Grace Manor; and
- THAT,** the Chief Executive Officer or her designee may execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 6)

RESOLUTION NO. 2021-CHA-28

- WHEREAS,** the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (collectively, the "Authority"), including without limitation the Housing Authorities Act, 310 ILCS 10/1 et seq., and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILSCS 350/1 et seq. (the "Act"), is authorized by the laws of the State of Illinois (the "State"), including without limitation in the Act, to issue its revenue Bonds and Notes for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance or refinance the costs of the development, rehabilitation, and renovation of multifamily rental housing located in the jurisdiction of the Authority; and
- WHEREAS,** the Board of Commissioners of the Authority (the "Board of Commissioners") reviewed the Board Letter dated July 20, 2021 entitled "Recommendation for actions necessary for the closing of Albany Terrace and Irene McCoy Gaines Apartments including: issuance and sale of CHA multi-family housing revenue notes in an amended not-to-exceed amount of \$85,000,000, execution of two ground leases, sale of the buildings to CHA-controlled legal entities, finance the sale through seller financing, and loan funds in an amount not to exceed \$18,000,000"; and
- WHEREAS,** as described therein, an owner, to be established pursuant to this Resolution (the "Borrower"), proposes to finance and refinance the costs of the rehabilitation, renovation and equipping of two senior housing apartments in the City of Chicago known as the (i) Albany Terrace Apartments located in the South Lawndale community consisting of 350 rental units (the "Albany Terrace Apartments Project") and (ii) Irene McCoy Gaines Apartments located in the East Garfield Park community consisting of 150 rental units (the "McCoy Gaines Apartments Project," and together with the Albany Terrace Apartments Project, the "Senior Apartments Projects"); and
- WHEREAS,** pursuant to CHA Board of Commissioners Resolution No. 2021-CHA-13 the Authority is authorized to issue its Multi-Family Housing Revenue Notes in a not-to-exceed amount of \$75,000,000 (the "Notes") in order to finance a portion of the cost of the Senior Apartments Projects; and



WHEREAS, the Authority has determined that the cost of the Senior Apartments Projects will be higher than initially anticipated and wants to amend CHA Board of Commissioners Resolution No. 2021-CHA-13 to increase the aggregate not-to-exceed principle amount of the notes by \$10,000,000 to \$85,000,000; and

WHEREAS, a portion of the costs of the Senior Apartments Projects will be financed through CHA loan funds in an amount not to exceed a total of \$18,000,000 for the Senior Apartments Projects (the "CHA Loan"); and

WHEREAS, the proceeds of the CHA Loan will be loaned to the Borrower; and

WHEREAS, a determination has been made by the Authority that the Senior Apartments Projects constitutes "multifamily rental housing" within the meaning of the Act and that the financing thereof will meet the public purposes of the Acts; and

WHEREAS, pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the amended financing and refinancing of a portion of the costs of the Senior Apartments Projects through the issuance of the Notes and the lending of the CHA Loan; and

WHEREAS, certain income and other rental restrictions required by Sections 42 and 142(d) of the Internal Revenue Code of 1986, as amended (the "Code") related to the Senior Apartment Project will be specified in one or more Land Use Agreements.

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

THAT, the Board hereby delegates to the Chief Executive Officer, or her designee, authority to negotiate and accept the terms and provisions of all financing documents relating to the Notes on behalf of the Authority (the "Note Documents") and to execute such Note Documents, provided that such terms and provisions shall be within the parameters of the Act and any applicable Authority policies and practices;

THAT, the Board hereby authorizes the issuance and sale of the Notes pursuant to the Note Documents and the Purchase or Loan Agreements (defined below), provided that the Notes shall be initially dated as provided in the Note Documents, shall be issuable only as fully registered Notes without coupons in the denominations as set forth in the Note Documents, shall bear interest at a rate of interest from the date of delivery and issuance, all as provided in the Note Documents, and shall be subject to payment and prepayment with interest payable as set forth in the Note Documents and no such agreement shall provide for (i) Notes to be issued in one or more series in the amended aggregate amount not-to-exceed \$85,000,000 amending CHA Board of Commissioners



Resolution No. 2021-CHA-13, (ii) a final maturity of no later than 4 years after the date of issuance for any series of Notes, or (iii) an interest rate which shall be fixed for any series of Notes in excess of 6.0% per annum or an interest rate which shall be variable for any series of Notes in excess of the lesser of (A) 12.0% per annum or (B) the maximum interest rate permitted under Illinois law;

THAT, the Board hereby delegates to the Chief Executive Officer, or her designee, authority to select one or more financial institutions or investors to purchase or provide loan proceeds in connection with the Notes and authority to execute one or more agreements between the Board and such financial institutions or investors pursuant to which such financial institutions or investors will agree to purchase any Notes (the “Purchase or Loan Agreements”), provided such agreements shall be in substantially the same forms as approved in connection with the Authority’s prior issuance of multi-family revenue notes, but with such revisions, insertions, completions and modifications thereof as shall be approved by the Chief Executive Officer or her designee, and that are not inconsistent with the terms and provisions of this Resolution, such execution to constitute conclusive evidence of the Chief Executive Officer’s or her designee’s approval of such revisions, insertions, completions and modifications thereof on behalf of the Authority;

THAT, the Board hereby delegates to the Chief Executive Officer, or her designee, authority to form an entity together with The Michaels Development Company (or an affiliate thereof), which entity shall be the Borrower and own the Senior Apartments Projects and to execute such related documents needed for the formation of the Borrower;

THAT, the Board hereby delegates to the Chief Executive Officer, or her designee, authority to negotiate and accept the terms and provisions of all financing documents relating to the Notes on behalf of the Authority (the “Note Documents”) and to execute such Note Documents, provided that such terms and provisions shall be within the parameters of the Act and any applicable Authority policies and practices;

THAT, the Board hereby delegates to the Chief Executive Officer, or her designee, authority to negotiate and accept the terms and provisions of all financing documents relating to the CHA Loan on behalf of the Authority (the “CHA Loan Documents”) and to execute such CHA Loan Documents, provided that such terms and provisions shall be within the parameters of the Act and any applicable Authority policies and practices and the aggregate amount of the CHA Loan shall not exceed \$18,000,000 for the Senior Apartments Projects;

THAT, the Chief Executive Officer, or her designee, is authorized to execute all documents in connection with any (i) Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) Financing Plans to the United States Department of Housing and Urban Development (HUD) related to the Senior Apartments Projects, (ii) RAD Conversion Commitments related to the Senior Apartments Projects; RAD PBV Housing Assistance



Payment (HAP) contracts related to the Senior Apartments Projects and execute such other documents as may be required for the financing and operation of the Senior Apartments Projects;

THAT, the Chief Executive Officer, or her designee, is authorized, to the extent applicable, to loan funds from the Federal Home Loan Bank or ComEd to the Borrower to finance the costs of the Senior Apartment Projects and to execute and deliver such documents and perform such actions as may be necessary or appropriate to implement the foregoing;

THAT, the Chief Executive Officer, or her designee, is authorized to enter into one or more agreements, on behalf of the Authority, to convey and transfer the Senior Apartments Projects to the Borrower and/or its successors and assigns, and to finance such conveyance or transfer through seller financing pursuant to agreements in substantially the same forms as approved in connection with the Authority's conveyance or transfer of other Authority projects, but with such revisions, insertions, completions and modifications thereof as shall be approved by the Chief Executive Officer or her designee, and that are not inconsistent with the terms and provisions of this Resolution, such execution to constitute conclusive evidence of the Chief Executive Officer's or her designee's approval of such revisions, insertions, completions and modifications thereof on behalf of the Authority, provided the terms and provisions of such agreements shall be within the parameters of the Act and any applicable Authority policies and practices;

THAT, the Chief Executive Officer, or her designee, is authorized to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing;

THAT, this Resolution shall be deemed to constitute a declaration of the Authority's official intent pursuant to Treasury Regulation Section 1.150-2 to permit the Authority and/or Borrower to be reimbursed from proceeds of the Notes for all qualified expenditures for the Senior Apartments Projects paid during the period beginning sixty (60) days prior to the date hereof until the date of issuance of the Notes; and

THAT, within thirty (30) days of closing the latest of the transactions authorized in this Resolution, the Chief Executive Officer shall file, with the Board Secretary for distribution to the Board of Commissioners, a report setting forth the final terms of the transactions.

(Item 7)

RESOLUTION NO. 2021-CHA-29

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 20, 2021, entitled "Recommendation for actions necessary to provide predevelopment funding for Oak and Larrabee Phase I including: to loan predevelopment funding in an amount not to exceed \$1,020,000."



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

THAT, the Chief Executive Officer or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$1,020,000 as predevelopment funding for the first phase of Oak and Larrabee; and

THAT, the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This resolution is subject to the Owner/Developer's compliance with the CHA's MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.

(Item 8)

RESOLUTION NO. 2021-CHA-30

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 20, 2021 entitled "Recommendation for actions necessary for the recapitalization of Lake Park Crescent including: approval of the purchase of the property, resubordination and extension of part of the existing loan in an amount not to exceed \$13.5 Million; assignment of existing ground lease; and approval of convert to Rental Assistance Demonstration Program project-based vouchers."

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

THAT, the Chief Executive Officer or her designee may execute all documents necessary to approve the sale of the property; and

THAT, the Chief Executive Officer or her designee may resubordinate and extend part of the existing loan in an amount not to exceed \$13.5 Million; and

THAT, the Chief Executive Officer or her designee may also execute all documents necessary for the assignment of the existing ground lease to the new owner entity; and

THAT, the Chief Executive Officer or her designee may submit a RAD application and Financing Plan for Lake Park Crescent; and

THAT, the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.



This resolution is subject to the Owner/Developer's compliance with the CHA's MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.

(Item 9)

RESOLUTION NO. 2021-CHA-31

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 20, 2021 entitled "Recommendation for actions necessary for the closing of Ogden Commons A-1 including: to loan an amount not to exceed \$12,000,000; to loan Illinois Affordable Housing Tax Credit proceeds; and execute a Rental Assistance Demonstration program housing assistance payment contract."

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

THAT, the Chief Executive Officer or her designee may execute documents in order to loan Chicago Housing Authority funds in an amount not to exceed \$12,000,000 for redevelopment and remediation for Ogden Commons A-1; and

THAT, the Chief Executive Officer or her designee may also execute documents in order to loan proceeds from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of CHA land for Ogden Commons A-1; and

THAT, the Chief Executive Officer or her designee may submit a financing plan to HUD and enter into a RAD Conversion Commitment (RCC) for Ogden Commons A-1; and

THAT, the Chief Executive Officer or her designee may execute a RAD Project-Based Voucher Housing Assistance Payment contract for up to 44 RAD PBV units and execute such other documents as may be required for the financing and operation of Ogden Commons A-1; and

THAT, the Chief Executive Officer or her designee may approve the Tenant Selection Plan for Ogden Commons A-1; and

THAT, the Chief Executive Officer or her designee may execute a long-term ground lease of the Ogden Commons A-1 land; and

THAT, the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This resolution is subject to the Owner/Developer's compliance with the CHA's MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.



On behalf of the Real Estate Operations Development Committee, Committee Chairman Brewer presented a Motion for approval of the recommendations set forth in the Board Report for Items No. 2 through 9. Commissioner Washington seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried and said resolution approved.

At this point in the meeting Chair Hurlock announced that since she had recused from discussion and vote on Item No. 10, Vice Chair Chico would chair the Tenant Services Committee presentation and vote of items.

Meghan Harte, Chair of the Tenant Services committee, then presented her report. Per Commissioner Harte, the Tenant Services Committee held its virtual meeting earlier today by video conference. Commissioner Harte chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harris, Parker and Washington. Although Commissioners Chico and Matanky were also present they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No 10 and 11.

(Item 10)

RESOLUTION NO. 2021-CHA-32

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 20, 2021, entitled “Recommendation to Award Contracts for Homeownership Counseling and Legal Assistance Services.”

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or her designee, to enter into individual contracts with Neighborhood Housing Services of Chicago, Inc.; Latin United Community Housing Association; and YWCA Metropolitan Chicago to provide homeownership counseling and legal assistance services for CHA Housing Choice Voucher participants and public housing residents. Each contract shall provide for a two-year base term with three (3) additional one-year extension option terms. The aggregate value of all three (3) contracts during the two-year base terms shall be \$450,000.00, and the combined value of the three, one-year extension option terms for all three (3) contracts shall be \$700,000.00.

The Board of Commissioners delegates authority to the Chief Executive Officer to use her discretion to exercise option terms and amend contract values based on service utilization. Each option term shall only be exercised individually and at the time of the expiration of the prior contract term.



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

(Item 11)

RESOLUTION NO. 2021-CHA-33

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 20, 2021 entitled "Recommendation to Approve Award of Contract to All Chicago and HCP to provide financial assistance administration for new Emergency Housing Vouchers";

WHEREAS, All Chicago is the collaborative applicant for the Chicago CoC and serves as the implementation body for the Chicago CoC's strategies and programs;

WHEREAS, HCP's mission is to expand housing choice for very low-income populations and to provide encouragement and support during a move to a mobility area;

WHEREAS, HUD has awarded Emergency Housing Vouchers (EHVs) as one of several resources that communities can use to house individuals and families experiencing homelessness or unstable housing.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or her designee, to enter into a contract with All Chicago and amend contract for HCP for the period of July 21, 2021 through September 30, 2023, on a cost-reimbursement basis for an amount not to exceed \$4,485,250.00. Under the terms of the contract, All Chicago and HCP shall serve as the financial assistance administrators for the service fees portion of the newly awarded Emergency Housing Vouchers program under the American Rescue Plan. The Board further authorizes the Chief Executive Officer, or her designee, to amend the 2021 HCV Administrative Plan as required by HUD to execute the newly awarded Emergency Housing Vouchers.

Commissioner Chico presented an Omnibus motion for approval of the recommendations set forth in the Board Reports for Items No. 10 and 11. Commissioner Parker seconded the motion. Upon a roll call vote Chair Hurlock recused from vote on Item No. 10 only and seven Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Matanky, Parker and Washington) and no Commissioner voted "nay". On the roll call for Item No. 11, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted "nay". Vice Chair Chico declared the motion carried and said resolutions approved for Items No. 10 and 11.



Public Participation:

Due to technical difficulties experienced during the board meeting, registered speakers were unable to address the Board. Responses to registered speakers' comments will be distributed at the next Board meeting and posted on CHA's website. Written comments addressed to the Board will be made available for Commissioners' review and responded to by the next scheduled board meeting.

Closed Session:

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioner Hurlock moved adjournment of meeting to Closed Session for approximately 15 minutes to discuss personnel related matters; purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews. The motion was seconded by Commissioner Washington. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted "nay". The Chair declared the motion carried.

Open Meeting Reconvenes:

The Chair called the meeting to order, the following members of the Board being present: Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington. Commissioner Thanoukos was not present at the meeting, and the Chair declared a quorum.

Approval of Minutes:

The Minute of the Regular and Closed Meeting of May 18, 2021 were presented for approval. Commissioner Parker moved the minutes be accepted as presented. The motion was seconded by Commissioner Harris. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington) and No Commissioner voted "nay". The Chair declared the motion carried and the minutes approved as corrected.

Presentation of Resolutions from Closed Session:

(Item 12)

Commissioner Parker moved approval of the recommendation for Item No. 12. Commissioner Brewer seconded the motion. Upon a roll call vote, eight Commissioners voted "aye" (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted "nay". The Chair declared the motion carried and said resolution approved.

RESOLUTION NO. 2021-CHA-34

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 20, 2021, entitled "Approval of Personnel Actions";



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

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

Adjournment:

There being no further business to come before the meeting, Commissioner Harris moved approval to adjourn the meeting. Commissioner Chico seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Chico, Harris, Harte, Hurlock, Matanky, Parker and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned.

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

September 21, 2021
Date These Minutes Approved