

**MINUTES OF THE REGUALR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**May 19, 2020**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners, by remote means, on Tuesday, May 19, 2020, at approximately 8:30 a.m.

Per Chair Hurlock to protect the public's health in response to the COVID-19 pandemic, and as permitted by Governor Pritzker's Executive Orders 2020-7, 2020-32, and 2020-33 Commissioners will be participating at this meeting by remote means only. Members of the public will be unable to attend this Board Meeting in person due to the requirements of Executive Order 2020-10, which prohibits gatherings of more than 10 people.

Accordingly, Chairwoman Hurlock presented a Motion pursuant to Executive Orders 2020-7, 2020-32, and 2020-33 to hold the May 19<sup>th</sup> meeting with Commissioners participating remotely and no more than 10 persons in attendance in the board room.

The Motion to proceed with the May 19<sup>th</sup> meeting in compliance with Executive Orders 2020-7, 2020-32, and 2020-33, was seconded by Commissioner Washington and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
James Matanky  
Debra Parker  
Bill Thanoukos  
Francine Washington

Nays: None

There being no Opposed Votes, Abstentions or Recusals, Commissioners proceeded with the meeting in compliance with Executive Orders 2020-7, 2020-32, and 2020-33.

Chairwoman Hurlock then called the meeting to order and upon roll call those present and absent were as follows:

Participating via Teams: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
James Matanky  
Debra Parker

Bill Thanoukos  
Francine Washington

Absent: None

Also, physically present were Tracey Scott, Chief Executive Officer; Cheryl Colston, Chief Legal Officer; and Chicago Housing Authority staff members who intermittently entered the board room.

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

Members of the public were invited to view the Board Meeting online and were given an opportunity to submit questions or comments in writing. However, no questions or comments were received. During the period that the Executive Orders remain in effect, the emergency meeting guidelines supersede CHA's Public Participation Guidelines.

Chairwoman Hurlock welcomed CEO Tracey Scott to Chicago and to her first official CHA Board meeting.

Chairwoman Hurlock then shared with the public recent activities that Board members participated in.

Immediately after Chair Hurlock's report, CEO Scott proceeded to present her report. 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.

Due to Committee meetings not being scheduled, resolutions for Items 1 through 9 were presented by staff and discussed and voted upon by Commissioners as follows:

**(Item 1)**

The resolution for Item 1 approves the ratification of a grant award from HUD in the amount of \$2,790,875.00, under HUD's Jobs Plus Program. The grant funding period is for four years and six months and may only be utilized for the Jobs Plus program to support job readiness and connect public housing residents at Dearborn Homes with employment, education, and financial empowerment services.

**RESOLUTION NO. 2020-CHA-29**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 19, 2020 entitled "RECOMMENDATION TO RATIFY THE ACCEPTANCE OF A GRANT AWARD FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT"

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

**THAT,** the Board of Commissioners ratifies the Chief Executive Officer’s acceptance of a grant award from the United States Department of Housing and Urban Development (“HUD”) in the amount of \$2,790,875.00, under HUD’s Jobs Plus Program.

**(Item 2)**

The resolution for Item No. 2 approves the remaining four-year contract award for Workforce Services and Jobs Plus Technical Assistance with Chicago Cook Workforce Partnership (CCWP). The Chicago Cook Workforce Partnership was created in 2012 to provide workforce development services for the city of Chicago and Cook county, with targeted efforts in line with local jobs that are in demand and/or projected to be in demand. The CCWP mission is to create, promote, and effectively manage a network of workforce development organizations that designs innovative solutions to address business needs and prepares individuals for and connects them to career opportunities. CCWP is the local workforce authority designated by the U.S. Department of Labor and is the conduit for employers and job seekers. In April 2019, CHA approved a non-competitive procurement for Chicago Cook Workforce Partnership services for a 5-year period. In May 2019, the Board approved the first one-year term for a not to exceed amount of \$430,000.

Commissioner Harte abstained from voting on item No. 2.

**RESOLUTION NO. 2020-CHA-30**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority (“CHA”) has reviewed the Board Letter dated May 19, 2020 entitled “RECOMMENDATION TO ENTER INTO A CONTRACT FOR WORKFORCE SERVICES AND JOBS PLUS TECHNICAL ASSISTANCE”.

**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 execute a contract with the Chicago Cook Workforce Partnership (“CCWP”) in an aggregate not-to-exceed amount \$1,840,000.00 for a two-year base term and two (2) one-year option terms.

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

**(Item 3)**

The resolution for Item 3 approves the Tenant Selection Plans, Leases, and Lease Riders for Emmett Street Apartments and 2700 North Sheffield and Amends the CHA Housing Choice Voucher Program Administrative Plan. Emmett Street Apartments will be located in the Logan Square neighborhood. The building will be 100% affordable with 50 RAD/PBV-assisted units and 50 other affordable units. RAD/PBV units will be affordable to residents earning up to 60% AMI. All 100 units will be family units. Bickerdike Redevelopment Corporation is the developer. Financing of this development was approved at the March 2020 Board meeting. 2700 North Sheffield is the construction of a new 6-story “bridge” building between the existing senior buildings at Edith Spurlock Sampson that will offer market and affordable family units in Lincoln Park. 2700 North Sheffield project will be developed by affiliates of the Chicago Housing Authority and PIRHL. The building will consist of 80 new family

units, 50 of which will be CHA PBV units, 10 units will be LIHTC units with no rental subsidy and 20 market rate units. Financing of 2700 North Sheffield was approved at the July 2019 Board meeting.

**RESOLUTION NO. 2020-CHA-31**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 19, 2020 entitled “Recommendation to Approve a Tenant Selection Plan, Lease and Lease Riders for Emmett Street Apartments and 2700 North Sheffield.”

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

**THAT,** the Tenant Selection Plans, Leases, and Lease Riders for Emmett Street Apartments and 2700 North Sheffield are hereby approved.

**THAT,** the CHA Housing Choice Voucher Program Administrative Plan may be amended to incorporate such documents as an addendum thereto.

**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.

**(Item 4)**

The resolution for Item No. 4 approves a Rental Assistance Demonstration Program Transfer of Assistance Application; loan not to exceed \$3,000,000; enter into two Project-Based Voucher Housing Assistance Payment contracts; and approve the Tenant Selection Plan for Levy House. Levy House is a senior building which consists of 57-unit, 8-story, elevator building located at 1221 West Sherwin, in a Gautreaux General and Opportunity Area. In January 2019, the CHA BOC authorized the acquisition of Levy House. After further review by CHA staff, CHA allowed the seller to market the building to other potential purchasers. The seller identified Preservation of Affordable Housing as a purchaser and POAH applied to the CHA for rental assistance for the residents and a loan for part of the acquisition and capital work planned. CHA is requesting RAD PBV for 20 units and PBV through CHA’s PRA program is requested for 36 units.

Commissioner Matanky abstained from voting on item No. 4.

**RESOLUTION NO. 2020-CHA-32**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 19, 2020 entitled “Recommendation to proceed with a Rental Assistance Demonstration Program Transfer of Assistance Application, Loan not to Exceed \$3,000,000; Enter into Two Project-Based Voucher Housing Assistance Payment Contracts; and Approve the Tenant Selection Plan for Levy House (1221 West Sherwin).

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

- THAT,** the Chief Executive Officer or her designee is authorized to request Rental Assistance Demonstration (RAD) program project-based voucher (PBV) assistance from former Altgeld Gardens units be transferred for 20 units.
- THAT,** the CHA may loan CHA funds not to exceed \$3,000,000.
- THAT,** the Chief Executive Officer or her designee may execute two Housing Assistance Payment contracts for a total of 20 RAD PBV units and 36 PBV units.
- THAT,** the 1221 West Sherwin Tenant Selection Plan and lease are approved.
- THAT,** the CHA Housing Choice Voucher Program Administrative Plan may be amended to incorporate such documents as an addendum thereto.
- THAT,** the Chief Executive Officer or her designee is authorized to execute all other documents as may be necessary or appropriate to implement the foregoing.

**(Item 5) – This Number Not Used**

**(Item 6)**

In November 2019, a Request for Proposals (RFP) was released to solicit proposals from qualified private property management firms experienced in the management and operation of low-income, subsidized, affordable, and/or public housing properties to provide property management services. Respondents could apply for any of the twelve packages which were organized by property type. Eight respondents submitted proposals and were reviewed by an evaluation committee. Oral presentations were held for three firms that were in the competitive range for Package 7 (Scattered Sites), Packages 10, 11 (Senior Housing) and Package 12 (Tax Credit Housing). Based upon the evaluations of the written proposals, oral presentations, and best and final offers, it was determined that The Habitat Company, Inc. for Packages 10, 11, and 12 and Manage Chicago, Inc. for Package 7 will provide the best overall service and value to the CHA. Therefore, the resolution for Item 6 approves the award of four contracts for Private Property Management Services at various CHA properties to Habitat Company, Inc. and Manage Chicago, Inc.; in the aggregate amount of \$19,280,568 consisting of an original contract value of \$11,265,868 for a three-year base term from July 1, 2020 through June 30, 2023 for Packages 10 and 11 and from August 1, 2020 through July 31, 2023 for Packages 7 and 12, plus two one year options in the amount of \$8,014,700.

**RESOLUTION NO. 2020-CHA-33**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated May 19, 2020 entitled: RECOMMENDATION TO AWARD CONTRACTS FOR PRIVATE PROPERTY MANAGEMENT SERVICES AT VARIOUS CHA PROPERTIES

**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 (CHA) authorizes the Chief Executive Officer or her designee to enter into professional service agreements

with The Habitat Company, Inc. and Manage Chicago, Inc. for private property management services at CHA Properties and CHA owned units in mixed-income communities for a three (3) year base period with two (2) one-year option periods, for an amount not to exceed \$11,265,868 in property management fees for the base period and \$8,014,700 in property management fees for the option period.

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

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

**(Item 7)**

The resolution for Item No. 7 approves the Ratification of the Emergency Paid Sick Leave and Emergency Family and Medical Leave Act Expansion Policy which was passed by the Family First Coronavirus Response Act and became effective on April 1, 2020. The Expansion Policy provides for an additional 80 hour of sick paid leave and up to 12 hours of FMLA leave for specified reasons related to COVID when employees are unable to work or telework due to a need to care for their child due to a school closure or the unavailability of a childcare provider.

**RESOLUTION NO. 2020-CHA-34**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated May 19, 2020 entitled: "RATIFICATION OF EMERGENCY PAID SICK LEAVE AND EMERGENCY FAMILY AND MEDICAL LEAVE ACT EXPANSION POLICY"

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

**THAT,** the Board of Commissioners ratifies the enclosed Emergency Paid Sick Leave and Emergency Family and Medical Leave Act Expansion Policy effective April 1, 2020.

**(Item 7A)**

The resolution for Item 7A approves a cooperative purchasing arrangements with the State of Illinois, acting by and through the Illinois Central Management Services department, to utilize and enroll under the Microsoft Enterprise Agreement between the State and Microsoft for the provision of software maintenance, support and upgrade services for Microsoft software in an amount not to exceed \$2,400,000 for a three year term of the cooperative purchasing arrangement. Through the requested cooperative purchasing arrangement, the CHA gains rights and benefits available under the Microsoft Enterprise Agreement, such as the most favored government discount level, cost consideration for application licenses and annualized software assurance, which is a form of maintenance and support for licensed software. Accordingly, it is in the best interest of the CHA to enter into cooperative purchasing arrangements with the State of Illinois.

**RESOLUTION NO. 2020-CHA-35**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 19, 2020 entitled "Authorization to Enter into Cooperative Purchasing

Agreement with the State of Illinois to Utilize and Enroll under its Microsoft Enterprise Agreement for the Supply, Delivery, Maintenance and Upgrade of Microsoft Software and Support 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 cooperative purchasing arrangement with the State of Illinois to utilize and enroll under its Microsoft Enterprise Agreement for the supply, delivery, maintenance and upgrade of Microsoft software and support services for a term of up to 36 months for an amount not-to-exceed \$2,400,000.

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

An omnibus motion was presented by Chair Hurlock to adopt the resolutions for Items 1, 2, 3, 4 and Items No. 6, 7, and 7A. The motion was seconded by Commissioner Parker and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte (*abstained from voting on item No. 2 only*)  
Angela Hurlock  
James Matanky (*abstained from voting on item No. 4 only*)  
Bill Thanoukos  
Debra Parker  
Francine Washington

Nays: None

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

Upon motion made by Chairwoman Hurlock and properly seconded by Commissioner Matanky, the Commissioners adjourned to Closed Session. Chairwoman Hurlock announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately 30 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.

Following Closed Session, Commissioners reconvened in Open Session.

Chairwoman Hurlock called the meeting to order and upon roll call those present and absent were as follows:

Present: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris

Meghan Harte  
Angela Hurlock  
James Matanky  
Debra Parker  
Bill Thanoukos  
Francine Washington

Absent: None

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

Upon motion made by Chairwoman Hurlock and properly seconded by Commissioner Harris, the open and closed minutes for the meeting of March 30, 2020, were approved as submitted.

Chairwoman Hurlock then announced that during Closed Session Commissioners discussed Items 8 and 9.

**(Item 8)**

**RESOLUTION NO. 2020-CHA-36**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 19, 2020, 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.

**(Item 9)**

**RESOLUTION NO. 2020-CHA-37**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 19, 2020 entitled “Recommendation to Approve the Amended and Revised Board Bylaws, Charters, and Public Participation Rules of the Chicago Housing Authority.”

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

**THAT**, the Board of Commissioners approves the following amended and revised Board Bylaws, Charters, and Public Participation Rules of the Chicago Housing Authority:

1. Bylaws of the Board of Commissioners of the Chicago Housing Authority
2. Finance and Audit Committee Charter
3. Internal Audit Charter
4. Office of the Inspector General Charter; and
5. Public Participation Rules for Board and Committee Meetings



An omnibus Motion to approve the resolutions for Items No. 8 and 9 was made by Commissioner Chico and seconded by Commissioner Harte and the voting was as follows:

Ayes: Matthew Brewer  
Craig Chico  
Dr. Mildred Harris  
Meghan Harte  
Angela Hurlock  
James Matanky  
Debra Parker  
Bill Thanoukos  
Francine Washington

Nays: None

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

There being no further business to come before the Commissioners, upon Motion made by Commissioner Washington and seconded by Commissioner Harte the board meeting of May 19, 2020, was adjourned.

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