



**Chicago Housing Authority  
Board of Commissioners Public Session  
March 30, 2020 – CHA Headquarters, 60 E. Van Buren**

	Name	Question/Comment	Response
1	Tamiko Holt	<p>1) I have a question for the Board regarding Project Based Voucher funding when it comes to mixed-income properties. What are the rules and regulations involved with the funding in it's entirety? Meaning construction pay scale and low-income housing regulations? How long does the housing stay income based?</p> <p>2) Why does the agency have such a hard time working out the issues with non-union contractors and union contractor when it comes to projects with Federal funding?</p> <p>3) Where did the money allocated for the JOC job orders go? And if it was funded by the vote of the CHA Board, how was it moved without the vote of the CHA board?</p>	<p>1) To the extent that federal funds are included in the source for construction, which is often true when the project-based vouchers (PBV) are provided through the Rental Assistance Demonstration (RAD) program, the following federal rules/regulations apply:</p> <ul style="list-style-type: none"> <li>• Davis Bacon</li> <li>• Section 3</li> </ul> <p>If a PBV development has nine or more PBV subsidized units, federal regulations require the developer/owner to use Davis-Bacon wages. The Davis-Bacon Act (DBA) requires the payment of appropriate prevailing wage rates for all federal construction projects in excess of \$2,000, and the Department of Labor determines the customary wage.</p> <p>PBV contracts (not through RAD) are awarded under Section 8 and do not use capital funds on the project and are subsidies only. These contracts vary and can extend for as long as 30 years. Within all PBV-related CHA Board resolutions, contract duration will be identified. Family income is governed under Section 982 of the federal regulations and the PBV restricted units stay in effect during the term of the HAP contract, which as noted can last for up to 30 years.</p> <p>Alternatively RAD PBV contracts are intended to convert public housing units to PBV units. CHA has been entering into 20 year RAD Housing Assistance Payment contracts that automatically renew.</p> <p>2) Union or non-union designation has no impact on contracting/subcontracting for federally funded projects. Section 3 guidelines must be adhered to as well as Davis-Bacon wages, if applicable.</p> <p>3) Departmental projects and budgets are approved by the board. At the time that work starts, Departments determine the most appropriate way to secure and implement construction services, including the use of JOC services.</p>