

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
December 6, 2016

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, December 6, 2016, at approximately 12:00 noon at the Charles Hayes Family Investment Center, 4859 S. Wabash in Chicago, IL.

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

Present:	Craig Chico Dr. Mildred Harris Meghan Harte John Hooker Jack Markowski Francine Washington
Absent:	Matthew Brewer Mark Cozzi

Also present were Eugene Jones, Chief Executive Officer; James Bebley, Chief Legal Officer; Chicago Housing Authority staff members and the General Public.

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

Jack Markowski, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Markowski, the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the Charles Hayes Family Investment Center. Commissioner Markowski chaired the meeting and the following committee members were present as well: Commissioners Cozzi and Harte. Present also but not counted for the quorum were Chairman Hooker, Vice-Chairman Chico and Commissioner Washington. Committee members then voted to adjourn to closed session to discuss certain internal and external audit reviews and investigatory matters. Committee members then returned to open session and discussed, voted and recommended for approval the following four items.

(Item 1)

The resolution for Item 1 approves and adopts the FY2017 Comprehensive Budget. The CHA is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of its funding sources and use of budgeted funds. The FY2017 Comprehensive Budget totaling \$1.078 billion includes the following fund categories: MTW Fund: Total revenue for FY2017 is \$973.9 million. The MTW Fund combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the Amended and Restated MTW agreement. Total MTW Fund revenues consist of Housing Assistance Subsidy, Capital Grant Funds, Operating Subsidy, MTW Reserves, Block Grant, Dwelling Rental Income, RAD, Interest Income and Other Income. Section 8 Fund (Non-MTW): total revenue for this program is \$19.4 million. These contracts provide appropriations for approximately \$9.3 million of Mod Rehab vouchers, \$9.1 million Veteran's Affairs Supportive Housing (VASH) vouchers, and \$467.9 thousand Mainstream vouchers for housing assistance based on annual contributions contracts from HUD. Hope VI Fund: total revenue

equals \$2.5 million. These funds are used for revitalization and community and supportive services programs. Other Funds: total revenue is \$82.0 million. Revenue consists of federal and local grants that will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents.

RESOLUTION NO. 2016-CHA-125

WHEREAS, the Board of Commissioners has reviewed the Board letter dated December 6, 2016, entitled “APPROVAL OF THE FY2017 COMPREHENSIVE BUDGET”;

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

THAT, the Board of Commissioners, hereby approves the attached, “FY2017 COMPREHENSIVE BUDGET”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

THAT, the Chief Executive Officer or his designee and Chief Finance Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item 2)

The resolution for Item 2 approves a loan agreement with Parkside Associates, LLC in the amount of \$1,500,000 by using the Federal Home Loan Bank (FHLB) line of credit to fund the loan. As a result of the real estate crisis of 2009, CHA was forced to act in several capacities across its development and financial platforms. The CHA purchased a defaulted construction loan of the developer, Parkside of Old Town LLC, from J.P. Morgan Chase Bank on the 263 unit Parkside 1A development, which included 70 unsold market-rate units. CHA sought and received HUD approval to utilize MTW funds to acquire the bank note as a bridge loan. This was codified in Amendment 5 of the Amended and Restated MTW Agreement between the CHA and HUD. A new marketing and operational plan was developed and implemented and all of the HUD requirements were met within 13 months. CHA’s bridge loan of approximately \$12 million was repaid in full and additional proceeds of \$4.5 million, comprised of both federal and non-federal revenue were generated. A CHA condition precedent for engaging in this transaction was that Holsten enter into payment agreement with its investor partner, Community Reinvestment Fund (CRF). CRF held a minority stake in Parkside of Old Town LLC valued at \$3.6 million. This accommodation allowed CHA to receive the real estate collateral from J.P. Morgan Chase without secondary liens. To date, the amount owed to CRF has been paid down to \$2.4 million. Holsten

has commenced negotiations with CRF to reduce the amount outstanding from \$2.4 million to \$1.5 million. CHA wishes to expedite the finalization of this transaction which will also allow for the developer to execute a deed in lieu of foreclosure and transfer to CHA two unimproved lots (Lots 15 and 16) from the Parkside 1A development site that were part of the initial collateral from the Parkside 1A loan. These two lots would then be reallocated into the remaining Parkside Phase 3, consisting of approximately 179 units of which 53 units will be public housing units. CHA will net approximately 2.5% per annum on the loan. Over the three-year term of the loan, CHA will earn total interest of \$112,500. As collateral for the loan, Parkside Associates, LLC will assign all developer fees and profits associated with the Parkside Phase 3 development to the CHA along with the personal guarantee of the developer principal. CHA will have priority right on the first \$1.5 million of fees earned and/or distributed. Interest shall be paid to CHA promptly at the end of each calendar quarter. If interest remains unpaid after the 30-day grace period, the loan shall be declared in default and the default interest rate shall be set at 7.0%. CHA has performed all required due diligence in connection with this request.

RESOLUTION NO. 2016-CHA-126

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled “Request for authorization to: Enter into a loan agreement with Parkside Associates, LLC for a loan in the amount of \$1,500,000; 2) Use the Federal Home Loan Bank (“FHLB”) line of credit to fund the loan; 3) Authorize the pledge of non-federal Government National Mortgage Association (“GNMA”) securities; 4) Negotiate and execute related financing documents; and 5) Perform such actions as may be necessary or appropriate to implement the foregoing.

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 his designee to: Enter into a loan agreement with Parkside Associates, LLC for a loan in the amount of \$1,500,000; 2) Use the Federal Home Loan Bank (“FHLB”) line of credit to fund the loan; 3) Authorize the pledge of non-federal Government National Mortgage Association (“GNMA”) securities; 4) Negotiate and execute related financing documents for the Parkside Associates, LLC loan; and 5) Perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 3)

The resolution for Item 3 approves the award of contracts to the listed individuals in the Resolution as Hearing Officers and Presenters for the CHA’s Housing Choice Voucher Program. Each contract has a one-year base term beginning January 1, 2017 through December 31, 2017. Each contract also has two one-year options. The aggregate not to exceed amount for each one-year term is \$900,000. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the options. The Chief Executive Officer shall not exercise more than one option in any year. Pursuant to HUD rules and regulations and the CHA Administrative Plan, CHA must provide Housing Choice Voucher participants due process hearings at their request prior to taking certain adverse actions that impact participants’ assistance. CHA issued a Request for Proposal in July 2016 for Housing Choice Voucher Program Hearing Officers and CHA Presenters Services. Twenty proposals were received and evaluated. Fifteen proposals that scored higher than the established competitive range were selected.

Commissioner Chico abstains from voting on Item No. 3 only.

RESOLUTION NO. 2016-CHA-127

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled “RECOMMENDATION TO AWARD CONTRACTS TO ILLINOIS LICENSED ATTORNEYS TO ACT AS HEARING OFFICERS AND PRESENTERS FOR THE HOUSING CHOICE VOUCHER ADMINISTRATIVE HEARINGS.”

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

THAT the Board of Commissioners (“Board”) authorizes the Chief Executive Officer to approve the award of contracts to twelve (12) Hearing Officers and three (3) Presenters for a one-year base term from January 1, 2017 through December 31, 2017. Each contract has two (2) one-year options. The aggregate not to exceed amount for each one-year term is \$900,000. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the options. The Chief Executive Officer shall not exercise more than one option in any year.

Recommended Awardees	Hearing Officer or Presenter
Lee A. Hauserman	Presenter
Elizabeth Simon	Hearing Officer
Frederick H. Bates	Hearing Officer
Margaret Connolly Fitzpatrick	Hearing Officer
Lillian M. Wafford	Presenter
Denis G. Guest	Hearing Officer
Allison L. Wood	Hearing Officer
J.A. Brown	Hearing Officer
Devlin J. Schoop	Hearing Officer
Keli L. Knight	Hearing Officer
Joseph Chico	Hearing Officer
Darlene Redmond	Presenter
Cohen Law Firm	Hearing Officer
Dennis M. Fleming	Hearing Officer
Shelby Webb, Jr.	Hearing Officer

(Item 4)

A Request for Proposal was released in July 2016 requesting legal services in six designated categories: General Litigation; Personal Injury Litigation; Worker’s Compensation; Contracts, General Corporate Services and Policy and Legislation Counseling; Real Estate and Finance Law Matters and Labor Negotiations and Employment Law Matters. Ninety proposals from 34 law firms were received and evaluated. Accordingly, the resolution for Item 4 approves the award of contracts to the below listed various law firms in six designated categories for legal services to be performed as needed for a two-year base term plus one option year. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the option. The aggregate amount for the Legal Services Agreements are not to

exceed the annual appropriated budget for the Office of the Chief Legal Officer and Risk Management for the payment of fees for legal services. If a Task Order assignment under a Legal Services Agreement will exceed \$200,000 then Board approval and HUD approval must be obtained. Legal Services Agreements are needed in various areas of law should referrals to outside legal counsel become necessary due to extraordinary volume in a particular area, or for matters which are extremely complex or which involve special expertise not generally available from in-house staff.

RESOLUTION NO. 2016-CHA-128

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled "AUTHORIZATION FOR CONTRACTAWARD FOR LEGAL 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 his designee execution of Legal Services Agreements with the law firms for the six legal services areas attached hereto in an aggregate amount not to exceed the annual appropriated budget for the Office of the Chief Legal Officer and Risk Management for the payment of fees for legal services. All contracts shall be in effect for two years and until legal services are completed, with a one (1) year option to extend.

FURTHER THAT,

the Board of Commissioners hereby ratifies and affirms all engagements of Legal Counsel authorized by the Chief Legal Officer and/or the Chief Procurement Officer since March 27, 2016.

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

Group A – General Litigation

Husch Blackwell (formerly Whyte Hirschboeck Dudek)

Johnson, Jones, Snelling, Gilbert & Davis P.C.

Arnstein Lehr

Neal & Leroy, LLC

Riley, Safer, Holmes and Cancila

Taft Stettinus

Litchfield Cavo

Winston Strawn

Hoogendoorn & Talbot LLP

Quintairos Prieto Wood Boyer

Hinshaw & Culbertson

Laner Muchin

Sanchez Daniels & Hoffman LLP

Seyfarth Shaw

SmithAmundsen LLC

Nixon Peabody

Burke, Burns, Pinelli

Jackson Lewis

Pugh Jones Johnson

Tristan & Cervantes
Brothers & Thompsen
Grant Law, LLC
Reyes Kurson
Foran Glennon Palandech Ponzi
Dinsmore & Shohl

Group B – Personal Injury Litigation

Sanchez Daniels & Hoffman LLP
Hoogendoorn & Talbot LLP
Arnstein Lehr
Litchfield and Cavo
SmithAmundsen
Burke Burns & Pinelli, Ltd.
QPWB
Foran Glennon
Brothers & Thompson

Group C – Worker's Compensation Litigation

Litchfield Cavo
QPWB
Smith Amundsen

Group D – Contracts, Gen. Corp. Services and Policy and Legislation Counseling

Ballard Spahr
Reno & Cavanaugh
Nixon Peabody
Seyfarth Shaw
Neal & Leroy, LLC
Husch Blackwell
Hawksin Delafield & Wood
Arnstein & Lehr
Riley Safer Holmes Cancila
Pugh Jones & Johnson
Dinsmore & Shohl
Taft, Stettinus & Hollister
Hoogendoorn & Talbot LLP
Burke Burns & Pirelli
Quintairos Prieto Wood & Boyer
Reyes Kurson

Group E – Real Estate and Finance Law Matters

Applegate & Thorne-Thomsen, P.C
Ballard Spahr
Kutak Rock LLP
Charity & Associates, P.C.
Albert, Whitehead, P.C.
Neal & Leroy, LLC

Nixon Peabody LLP
Seyfarth Shaw LLP
Reno & Cavanaugh
Arnstein & Lehr LLP
Hinshaw & Culbertson LLP
Foley & Lardner LLP
Taft Stettinus Hollister
Hoogendoorn & Talbot LLP
Quintaires Prieto Wood Boyer
Winston Strawn
Reyes Kurson
Pugh, Jones & Johnson PC
Dinsmore & Shohl LLP
Burke Burns & Pinelli, LTD
Grant Law, LLC

Group F – Labor Negotiations and Employment Law Matters

Winston & Strawn
FranczekRadelet
Laner Muchin, Ltd.
Seyfarth Shaw, LLP
Riley Safer Holmes & Cancila
Arnestein & Lehr, LLP
Hinshaw & Culbertson, LLP
Jackson Lewis
Litchfield Cavo, LLP
Pugh, Jones & Johnson, P.C.
Quintairos, Prieto, Wood & Boyer, P.A.
Dinsmore & Shohl, LLP
Burke Burnes & Pinelli, Ltd.
Grant Law, LLC
SmithAmundsen LLC
Brothers & Thompson, P.C.

The Motion to adopt resolutions for Items 1 through 4 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Craig Chico (*Abstains from voting on Item 3 only*)
Dr. Mildred Harris
Meghan Harte
John Hooker
Jack Markowski
Francine Washington

Nays: None

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

Meghan Harte, Chairwoman of the Tenant Services Committee then presented her report. Per Commissioner Harte, the Tenant Services Committee held its monthly meeting earlier today. Commissioner Harte chaired the meeting and the following committee members were present as well:

Commissioners Chico, Harris and Washington. Although Chairman Hooker and Commissioners Cozzi and Markowski were also present they were not counted toward the quorum. Committee member then discussed, voted and recommends for approval the item appearing on the agenda.

On behalf of the Tenant Services Committee, Commissioner Chico presented a Motion for approval of Item 5

(Item 5)

The resolution for Item 5 approves the second one-year option term for: 1) Contract No. 11522 with Beacon Therapeutic Diagnostic & Treatment Center (Beacon) in an amount not-to-exceed \$1,632,311.00; 2) Contract No. 11523 with Catholic Charities of the Archdiocese of Chicago (Catholic Charities) in an amount not-to-exceed \$2,184,440.00; 3) Contract No. 11524 with Centers for New Horizons, Inc. (CNH) in an amount not-to-exceed \$2,114,606.00; 4) Contract No. 11525 with Employment & Employer Services, Inc. (EES) in an amount not-to-exceed \$3,502,855.00; 5) Contract No. 11526 with Heartland Human Care Services, Inc. (HHCS) in an amount not-to-exceed \$2,848,145.00; 6) Contract No. 11527 with Holsten Human Capital Development (HHCD) in an amount not-to-exceed \$966,012.00; 7) Contract No. 11528 with Metropolitan Family Services (MFS) in an amount not-to-exceed \$2,255,098.00; 8) Contract No. 11529 with Near West Side Community Development Corporation (NWS) in an amount not-to-exceed \$1,187,347.00; and 9) Contract No. 11530 with UCAN in an amount not-to-exceed \$1,809,186.00, each for the respective contract periods of January 1, 2017 through December 31, 2017. The Board further authorizes CHA to reallocate individual contract amounts provided that CHA does not surpass the aggregate not to exceed amount of \$18,500,000.00. There are two (2) remaining one-year option terms, which shall be subject to future Board authorization. Beacon's mission is to empower children and families by helping them discover a better future through accredited educational, mental health and social services. Catholic Charities fulfills the mission of charity to anyone in need by providing services that strengthen and support individuals, families and communities based on the value and dignity of human life. Catholic Charities is guided by these core values: respect, compassion, competence and stewardship. CNH is a nonprofit organization that assists children, youth, and families to become self-reliant. CNH provides programs in seven locations throughout the Bronzeville and Riverdale communities of Chicago's Southside. EES provides services for employers and job seekers, and provides workforce development services for the Chicago Cook Workforce Partnership. Services include basic skills assessments, work readiness training and career coaching. HHCS works in communities in the U.S. and abroad to serve those who are homeless, living in poverty, or seeking safety. HHCS provides a comprehensive array of services in the areas of health, housing, jobs and justice, and leads state and national policy efforts. HHCD's mission is to strengthen at risk populations by expanding their access to viable resources that promote self-sufficiency, wellness and stability through comprehensive services provision, developing low income and affordable housing and fostering economic development. HHCD offers individual assessments and coaching, supportive services and empowerment activities. MFS provides a wide variety of programs and services designed to strengthen families and help them realize their full potential. MFS empowers families to learn, to earn, to heal and to thrive through services provided in four key areas: economic stability, education, emotional wellness and empowerment. NWS' mission is to create a viable, mixed-income community without the displacement of low and moderate income residents. NWS provides job preparation, life skills training, financial literacy, social services and more. UCAN's mission is to build strong youth and families through compassionate healing, education and empowerment. UCAN provides workforce development services, youth leadership development, clinical and counseling services and more.

RESOLUTION NO. 2016-CHA-129

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled "RECOMMENDATION TO

AUTHORIZE THE SECOND OPTION YEAR TERM OF FAMILYWORKS CONTRACTS”.

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 his designee to approve execution of the second one-year option term for: 1) Contract No. 11522 with Beacon Therapeutic Diagnostic & Treatment Center in an amount not-to-exceed \$1,632,311.00; 2) Contract No. 11523 with Catholic Charities of the Archdiocese of Chicago in an amount not-to-exceed \$2,184,440.00; 3) Contract No. 11524 with Centers for New Horizons, Inc. in an amount not-to-exceed \$2,144,606.00; 4) Contract No. 11525 with Employment & Employer Services, Inc. in an amount not-to-exceed \$3,502,855.00; 5) Contract No. 11526 with Heartland Human Care Services, Inc. in an amount not-to-exceed \$2,848,145.00; 6) Contract No. 11527 with Holsten Human Capital Development in an amount not-to-exceed \$966,012.00; 7) Contract No. 11528 with Metropolitan Family Services in an amount not-to-exceed \$2,255,098.00; 8) Contract No. 11529 with Near West Side Community Development Corporation in an amount not-to-exceed \$1,187,347.00; and 9) Contract No. 11530 with UCAN in an amount not-to-exceed \$1,809,186.00 for the respective contract periods of January 1, 2017 through December 31, 2017. The Board further authorizes CHA to reallocate individual contract amounts provided that CHA does not surpass the aggregate not to exceed amount of \$18,500,000.00.

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

The Motion to adopt the resolution for Item 5 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Jack Markowski
Francine Washington

Nays: None

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

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 monthly meeting earlier today. Commissioner Brewer chaired the meeting and the following committee members were present as well: Commissioners Harris, Markowski and Washington. Although Chairman Hooker and Commissioners Chico and Harte were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the seven items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 6, 7, 7A through 11.

(Item 6)

The resolution for Item 6 grants authorization to proceed with the application process for properties utilizing transfer of assistance under the Rental Assistance Demonstration Program. The properties will be funded as RAD transfer of assistance properties from Lathrop Homes and Altgeld Gardens. The RAD PBV funding at the properties will allow for flexibility to leverage financing for property improvements as needs arise. A primary goal of RAD is to use long-term contracts to leverage private financing for capital improvements while preserving affordability. The redevelopment of Lathrop Homes will result in more than 1,000 residential units of which 400 are planned to be RAD PBV units for public housing eligible residents. In addition to the 400 RAD PBV units planned for the Lathrop site, CHA is seeking 525 other units on the north side of Chicago to subsidize with RAD PBV assistance transferred from Lathrop Homes. Included under the Lathrop Transfer of Assistance is 4501 N. Winchester and 6418 N. Sheridan Road. 4501 N. Winchester is a planned adaptive re-use of part of the former Ravenswood Hospital. The property is an existing brick multi-story building served by elevators. The developer plans to convert the former hospital building into two uses, independent living apartments and an Illinois Supportive Living Facility which will provide housing and some services to seniors. CHA would provide the RAD PBV subsidy for the independent living units. 6418 N. Sheridan Road is a planned mixed-use building north of the Caroline Hedger Apartments. The building will also include new community space and parking for the Caroline Hedger Apartments, replacing the present one-story community structure with new space and the outdoor lot with garage parking. Included under the Altgeld Gardens Transfer of Assistance is Ickes Phase I A and Phase IB. On July 19, 2016, CHA's BOC authorized CHA to submit to HUD an application for RAD PBV for Altgeld Blocks 11, 12 and 13 with the intention of transferring that assistance to other sites to provide housing for CHA residents for up to 244 units. Ickes Phase IA and Ickes Phase IB: A planned mixed-use, mixed-income development on CHA-owned land. Property is in a prime location with easy access to: Downtown Chicago, transportation, employment, schools and parks.

RESOLUTION NO. 2016-CHA-130

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 requesting authorization to proceed with the application process for properties utilizing transfer of assistance under the Rental Assistance Demonstration Program as well as execute and deliver such documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

THAT, the Chief Executive Officer or his designee is authorized to proceed with the application process and utilize transfer of assistance for:

- Lathrop Homes:
 - 4501 N. Winchester
 - 6418 N. Sheridan
- Altgeld Gardens:
 - Ickes Phase IA
 - Ickes Phase IB

(Item 7)

The resolution for Item 7 approves a Housing Assistance Payment contracts for Property Rental Assistance for up to one-hundred twenty-six units at Roosevelt Towers I Apartments for a 15-year term; and for up to fourteen units at Leland Apartments for a 15-year term. Roosevelt Towers I Apartments is an existing development located in the North Lawndale area. The property has 126 one-bedroom units that currently receive PRA assistance. The original HAP contract expired October 31, 2015. A subsequent HAP was executed on November 6, 2015 with a term from November 1, 2015 to October 31, 2016. The project was financed using 9% tax credits, TIF dollars and CHA Section 8 subsidy. Target population for the PRA units is seniors. The owner/manager of East Lake Management Group will continue to lease all of the PRA-assisted units to eligible individuals and families from CHA's waiting lists. Building amenities include laundry facilities on site, a library and reading room, exercise room, community room, security and onsite management and maintenance. *Leland Apartments:* Leland Apartments is an existing 137-unit, apartment development located in the Chicago Uptown area. The occupied building is in a six-story, mid-rise elevator apartment building. Overall, the property has 123 studios and 14 one-bedroom units; the 14 one-bedroom units currently receive PRA assistance. The original HAP contract expired on September 30, 2015. A subsequent HAP was executed on February 2, 2016 with a term from October 1, 2015 to September 30, 2016. Target population for PRA units is disabled and homeless. The owner/manager of Leland Apartments will continue to lease all of the PRA-assisted units to eligible individuals and families from CHA's waiting lists. Building amenities include laundry facilities on site, a computer lab, 24-hour front desk staff and onsite management and maintenance.

RESOLUTION NO.2016-CHA-131

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled "Recommendation to Execute Housing Assistance Payment Contracts for Property Rental Assistance at Roosevelt Towers I Apartments and Leland Apartments"

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 his designee to 1.) execute Housing Assistance Payments Contracts (HAP) for Roosevelt Towers I Apartments and Leland Apartments; and 2.) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 7A)

The resolution for item 7A approves amendment to the professional service agreements with Page Security, Inc., in the amount of \$330,000 and Kates Detective & Security Agency, in the amount of \$1,700,000 to provide additional funding to pay past due invoices and fully fund the current contract extension, which expires March 21, 2017. The contract amendment associated with the recommendation is required to address unanticipated levels of violence across the city in which the CHA responded with an unprecedented level of additional security. As a result, the costs incurred have surpassed the contract amounts authorized by the board and additional authority is needed. In September 2016, the Property Office published a Request for Proposals for security services for a longer-term services contract, with the contract for the newly procured security services to begin at or prior to the conclusion of the current six-month extension.

RESOLUTION NO. 2016-CHA-132

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled "AUTHORIZATION FOR ADDITIONAL FUNDING FOR EXISTING PROFESSIONAL SERVICE AGREEMENTS TO PROVIDE SECURITY SERVICES AT VARIOUS CHA PROPERTIES"

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 his designee to execute an amendment to the professional service agreements with Page Security, Inc., in the amount of \$330,000 and Kates Detective & Security Agency, in the amount of \$1,700,000 to provide additional funding to pay past due invoices and fully fund the current contract extension, which expires March 21, 2017.

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

(Item 8)

The resolution for Item 8 approves the execution of a Housing Assistance Payment Contracts (HAP) with Hilliard Homes I Limited Partnership and Hilliard Homes II Limited Partnership. Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy. Hilliard Senior Apartments consists of two 16-story, elevator buildings in a limited area in the Near South Side community. The historic Hilliard Homes property was redeveloped in two phases by Holsten Development Corporation in 2003 and 2006 to create affordability for those living below 60% of area median income. PRA will ensure housing stability for up to 162 total senior residents and the long-term viability of the properties. The target population for PRA units are households over age 60 from CHA waitlists. Approximately 35% of CHA's wait lists are one-person households. Hilliard Homes is a gated campus that includes two family buildings and two buildings for seniors over 60 years of age. Onsite 24-hour security is provided for the benefit of all residents. Parking is available for residents and their guests. There are several acres of landscaped gardens and paths, an outdoor amphitheater, and a rose garden. The elevator buildings provide onsite laundry and exercise rooms, with first floor offices for management and social services. Social services are available through Holsten Human Capital.

RESOLUTION NO. 2016-CHA-133

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled "Recommendation to Execute 1) Housing Assistance Payment Contracts (HAP) with A) Hilliard Homes I Limited Partnership and B) Hilliard Homes II Limited Partnership and 2) all other documents as may be necessary or appropriate to implement the foregoing. "

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 his designee to execute 1) Housing Assistance Payment Contracts (HAP) with A) Hilliard Homes I Limited Partnership and B) Hilliard Homes II Limited Partnership and 2) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 9 – as amended in the Real Estate Operations Development Committee)

The resolution for Item 9 approves a Programmatic Agreement under Section 106 of the National Historic Preservation Act. The overall revitalization plan for historic Lathrop includes a multi-phased, mixed-income, mixed-use development that will be conducted over three on-site phases and will consist of 1,116 total residential units of which 400 will be Rental Assistance Demonstration (RAD) program units. Lathrop was listed on the National Register of Historic Places on February 12, 2012, as an early federally-supported planned housing community set in a Jen Jensen designed landscape. CHA's plan to redevelop Lathrop using federal funds has made the project an undertaking subject to review under Section 106 of the National Historic Preservation Act. (NHPA) and its implementing federal regulations. The city of Chicago is the responsible entity designated by HUD to assume responsibility for environmental review, decision-making and action that would otherwise apply to HUD under the National Environmental Protection Act (NEPA). The City has determined that the demolition of several historic buildings will have an adverse effect on Lathrop and that it requires the NHPA Section 106 consultation process. The consultation process includes meetings with various stakeholders with an interest in the adverse effects that the proposed redevelopment actions at Lathrop will have on maintaining the integrity of the historic nature of the site. The proposed mitigation measures to address the identified adverse effects are proposed to be executed through the Programmatic Agreement between CHA, the City, the Advisory Council on Historic Preservation, the Illinois State Historic Preservation Officer and potentially other funding entities that will document the terms and conditions for consultation, review and compliance requirements for construction and implementation of Phase 1 and subsequent phases of redevelopment at Lathrop.

RESOLUTION NO. 2016-CHA-134

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 6, 2016 entitled "Authorization to: Enter into a Programmatic Agreement under Section 106 of the National Historic Preservation Act and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: Enter into a Programmatic Agreement under Section 106 of the National Historic Preservation Act and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 10)

CHA released a Request for Qualifications (RFQ) in September 2016 requesting pre-qualification of development teams to engage development partners for the acquisition, development and management of mixed income and/or mixed income, mixed-use developments. As part of CHA's unit delivery strategy, the Request for Qualification (RFQ) was created to help accomplish its commitment to deliver 25,000 units. The unit delivery strategy builds on CHA's experience working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success. The RFQ provides a method to pre-qualify developers and creates opportunities for CHA to provide capital loans and operating funds for new construction and rehabilitation of multi-family, mixed income and mixed use projects that directly benefit CHA residents. CHA's primary objective is to provide the highest quality housing units for low-income families within diverse and healthy communities. Of the four proposals received and evaluated, one firm did not fall within the competitive range. Accordingly, the resolution for item 10 approves the following three Development Teams for mixed income unit delivery: Chicago Metropolitan Housing Development Corporation; PIRHL Developers, LLC. and Globetrotters International Inc. The selected respondents

will be issued a “Letter of Qualification” and have two years from the date of that letter to submit proposals to CHA. CHA may provide financial investment or enter into long term leases for the units, subject to Board, HUD and other approvals, if necessary.

Commissioner Markowski recused from voting on Item No. 10 only.

RESOLUTION NO. 2016-CHA-135

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 6, 2016 entitled “Recommendation to approve three (3) development teams for mixed income unit delivery”

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 his designee to approve three (3) Development Teams for mixed income unit delivery:

- Chicago Metropolitan Housing Development Corporation
- PIRHL Developers, LLC.
- Globetrotters International Inc.

(Item 11)

The Chicago Public Schools and the CHA issued Request for Proposal (RFP) in September 2016 to solicit consultants for cost estimating services. The intent of this RFP was to procure a single vendor that can provide professional cost estimating services for the CHA and the Chicago Public Schools’ Capital Construction and Property/Operations departments for construction projects located throughout the city. The CHA and the Chicago Public School will each enter into a separate contract with the awardee. Specific estimate requirements will be provided to the awardee through individual estimate requests. Of the five proposals received and evaluated, the Concord Consulting Group was recommended as the most responsive and responsible bidder. Accordingly, the resolution for Item 11 approves award of contract to the Concord Consulting Group in an aggregate not-to-exceed amount of \$5,000,000.00 to provide authority-wide cost estimating services for CHA construction, design and environmental projects. The initial contract will be for a base term of three years in an aggregate amount not to exceed \$3,000,000.00, plus two one-year renewal options each in the not-to-exceed amount of \$1,000,000.00. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the options. The Chief Executive Officer shall not exercise more than one option in any year.

RESOLUTION NO. 2016-CHA-136

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled “Recommendation to Award a Contract for Authority-wide Cost Estimating 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 his designee to enter into a contract with The Concord Group to provide authority-wide cost estimating services in an aggregate amount not-to-exceed \$5,000,000.00, consisting of an original

contract value of \$3,000,000.00 for a three (3) year base term; plus, two (2) one-year renewal options in amount of \$1,000,000 per year. The Chief Executive Officer is authorized to use his discretion to exercise the renewal options. Any options exercised by the Chief Executive Officer must be exercised individually and within the aggregate amount of approved funding.

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

The Motion to adopt the resolutions for Items 6, 7, 7A, 8, Amended Item 9 10 and 11 was seconded by Commissioner Harte and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Jack Markowski (*Recused from voting on Item 10 only*)
Francine Washington

Nays: None

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

Upon Motion made by Chairman Hooker and properly seconded by Commissioner Washington, the Commissioners adjourned to Closed Session. Chairman Hooker 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.

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

Present: Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Jack Markowski
Francine Washington

Absent: Matthew Brewer
Mark Cozzi

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

Upon motion made by Commissioner Chico and properly seconded by Commissioner Markowski, the open and closed minutes for meetings of October 18, 2016 were approved as submitted

Chairman Hooker then announced that during closed session, Commissioners discussed matters related to Items 12 through 14.

Commissioner Chico then presented a Motion for the approval of Items 12 through 14.

(Item 12)

Based on discussion in closed session and public comments presented to the Board earlier in the public hearing portion of the meeting, staff was requested to clarify the proposed authorization related to Item 12. Per Kari Saba, Deputy Chief of Development, approval of Item 12 will allow CHA and the development team to proceed with negotiations with various parties on possible development concepts which will include community input and involvement. The Board admonished staff for not engaging residents and the broader community sooner in the development process and stressed the importance of holding community meetings during the month of December. Staff were reminded that the Board approval is required for the entire project, to include financing plans, Tenant Selection Plans and other related transactions.

RESOLUTION NO. 2016-CHA-137

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled “Authorization to: 1) Enter into a long term ground lease for 6418 North Sheridan Road: and 2) 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 BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee in his capacity as Chief Executive Officer of the CHA or as Chief Executive Officer of CHA LLC to: 1) Enter into a long term ground lease for 6418 North Sheridan Road: and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing on behalf of CHA or CHA LLC, subject to HUD approval if required.

(Item 13)

The resolution for Item 13 ratifies the following personnel actions: offer of employment to 21 applicants, promotion of 11 current employees and termination of one employee.

RESOLUTION NO. 2016-CHA-138

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 6, 2016, 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 14)

RESOLUTION NO. 2016-CHA-139

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2016 entitled “RECOMMENDATION TO EXECUTE A FOURTH AMENDMENT TO THE OFFICE SPACE LEASE BETWEEN A SAFE HAVEN FOUNDATION AND CHICAGO HOUSING AUTHORITY”

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 his designee to execute an amendment to Contract No. 11219 with A Safe Haven Foundation to extend the Lease term commencing January 1, 2017 through December 31, 2017 and approve a 5% rent increase from a monthly amount of \$17,162.11 to \$18,020.22 during the Fourth Amendment Lease Term. The Total Gross Base Rent amount for this extension period is in an amount not-to-exceed \$216,242.64 plus \$1,950 for maintenance services and related fees, for a total amount not-to-exceed \$218,192.64.

The Motion to adopt the resolutions for Items 12, 13 and 14 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Francine Washington

Nays: None

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

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

There being no further business to come before the Commissioners, upon Motion made by Commissioner Chico and seconded by Commissioner Washington, the board meeting of December 6, 2016 was adjourned.

John Hooker, Chairman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records