



March 19, 2019

Item No. 8

**APPROVAL OF PRE-QUALIFIED DEVELOPMENT TEAMS FOR MIXED-FINANCE HOUSING AND MIXED-USE DEVELOPMENT**

Presenters: Ann McKenzie, Chief Development Officer

**Recommendation**

It is recommended that the Chicago Housing Authority (CHA) Board of Commissioners (BOC) authorize the Chief Executive Officer or his designee to approve seven development teams for mixed-finance housing and mixed-use development delivery through the Pre-Qualified Development Team (PDT) approach.

The following teams are recommended to be approved for mixed-income and mixed-use developments:

- PIRHL Developers, LLC
- Gorman & Company, LLC
- EREG Development, LLC
- Globetrotters International, Inc.
- Mercy Housing Lakefront
- McCormack Baron Salazar, Inc.
- Related Midwest

The requested action in this item complies in all material respects with all applicable Federal, State and Local laws and CHA BOC policies. Staff have completed all necessary due diligence to support the submission of this BOC item.

**Funding**

Not Applicable

**Background**

As part of CHA's unit delivery strategy, the Request for Qualifications (RFQ) for PDTs was created. 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.

CHA refined the scope for PDT’s to engage development partners for the acquisition, development and management of both mixed-finance housing and mixed-use developments. 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.

The selected respondents will be issued a “Letter of Qualification” and have two (2) 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.

**Procurement Process**

- CHA released RFQ Event No. 2584 for Pre-Qualification for Development Teams on November 30, 2018.
- The RFQ was advertised in Chicago Sun-Times and on the CHA website.
- Vendors Notified:

<b>Vendor Type Notified</b>	<b>Number of Vendors</b>
Vendors notified in Supplier Portal (using the commodity codes listed below)	1347
Section 3	756
City of Chicago Certified M/W/DBE Vendors	550
ODM Vendor List	112
Assist Agency	34

- CHA solicited vendors through its Supplier Portal using the following Commodity Codes:
  - 150-10 Construction Materials (Not Otherwise Classified)
  - 208-76 Real Estate/Property Management
  - 209-77 Real Estate/Property Management
  - 578-63 Real Estate: Land and Improvements
  - 906 Architectural Services, Professional
  - 906-07 Architect Services, Professional
  - 907 Architectural and Engineering Services, Non-Professional
  - 907-14 Architectural Services, Non-Licensed (Not Otherwise Classified)
  - 914 Construction Services, Trade (New Construction)
  - 918-15 Architectural Consulting
  - 918-31 Construction Consulting
  - 918-89 Real Estate/Land Consulting (Including Land Survey Consulting)
  - 958-26 Construction Management Services
  - 958-83 Real Estate Management Services (To include Listing and Sale)
  - 998-84 Real Estate (Incl. Buildings, Houses, Land, etc)
- Proposals were evaluated and scored based on the evaluation criteria below:
  - Professional Qualifications and Experience of Development Team Personnel: 30 Points
  - Technical Competence: 25 Points
  - Past Performance: 30 Points
  - Capacity to obtain/implement financing and financial capacity: 15 Points

- The Evaluation Committee was comprised of three CHA employees with one additional CHA team member assisting as a technical advisor. The committee consisted of staff from Development and Capital Construction.
- A total of eight 8 proposals were received in response to this RFQ. Based on the technical scores and to ensure full and open competition, seven7 firms met or exceeded the acceptable minimum threshold established by the Contracting Officer and passed other requirements.
- Seven respondents are recommended for approval.

Respectfully Submitted:

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Ann McKenzie  
Chief Development Officer

**RESOLUTION NO. 2019-CHA-**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 19, 2019 entitled “Approval of Pre-Qualified development teams for mixed-finance housing and mixed-use development.”

**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 the following seven development teams for mixed-finance housing and mixed-use development delivery through the Pre-Qualified Development Team (PDT) approach:

The following teams are approved for mixed-income and mixed-use developments:

- PIRHL Developers, LLC
- Gorman & Company, LLC
- EREG Development, LLC
- Globetrotters International, Inc.
- Mercy Housing Lakefront
- McCormack Baron Salazar, Inc.
- Related Midwest

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Eugene E. Jones, Jr.  
Chief Executive Officer  
Chicago Housing Authority