

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
January 15, 2019

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 15, 2019, at approximately 10:17 a.m. at the Charles A. Hayes Family Investment Center, 4859 South Wabash in Chicago, IL.

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

Present:	Matthew Brewer Craig Chico Dr. Mildred Harris John Hooker James Matanky Cristina Matos Bill Thanoukos Debra Parker Francine Washington
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Absent:	Meghan Harte
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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:

Chairman Hooker then invited the public to register to speak during Public Participation on the proposed settlement of the Gautreaux litigation. Per the Chairman, the fairness hearing for Gautreaux will be conducted by Judge Aspen on Thursday, January 17 at 11:00 am. The hearing will be held at 219 South Dearborn Street in Room 2503. Interested parties must submit a request in writing, by 3:00 pm today (January 15, 2019), to address the court. Chairman Hooker concluded his announcement by encouraging the public to get a copy of the Notice of Settlement; Settlement Agreement and the form requesting to appear before the judge that were made available at the meeting Sign-in Desk.

Craig Chico, Chairman of the Finance & Audit committee, then presented his report. Per Commissioner Chico, the Finance & Audit Committee held its regular meeting at 8:30 a.m. today at the Charles A. Hayes Family Investment Center. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Matos, Thanoukos and Washington. Present also but not counted for the quorum were Chairman John Hooker, and Commissioners Mildred Harris, James Matanky and Debra Parker. Committee members then voted to adjourn to closed session to discuss certain audit reviews and investigatory matters. Committee members then returned to open session and since there were no voting items on the agenda for consideration by the Finance & Audit Committee, the meeting was adjourned.

In the absence of Committee Chair Meghan Harte, Vice-Chairman Craig Chico presented the report for the Tenant Services Committee. Per Commissioner Chico, the Tenant Services Committee held its monthly meeting earlier today. Commissioner Chico chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harris, Parker and Washington. Although Chairman Hooker and Commissioners James Matanky, Cristina Matos and Bill Thanoukos were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the item appearing on the Tenant Services Committee agenda.

On behalf of the Tenant Services Committee, Commissioner Chico presented a Motion for approval of Item 1.

(Item 1)

CHA issued an RFP in September 2018 requesting qualified firms to provide Employment Preparation and Placement Services for CHA residents. Nine proposals were received and scored by the evaluation

committee and five were determined to be in the competitive range. After further review of the vendors in the competitive range, the evaluation committee recommended award of contract to Employment & Employer Services, Centers for New Horizons and Phalanx Family Services. Accordingly, the resolution for Item No. 1 approves execution of a contract with Employment & Employer Services, Centers for New Horizons and Phalanx Family Services in an aggregate amount of \$8,349,243 for a two-year base term and three (3) one-year option terms to provide employment placement services. CHA's employment preparation and placement program will prioritize service delivery for CHA public housing residents and Housing Choice Voucher participants, 18 years of age or older and 17 years of age, not attending school full time with priority given to those who must meet CHA's work requirement. The service delivery framework will consist of a comprehensive approach that focuses on services that provide the education, skills, work experience, and support needed to successfully transition to a career and accomplish self-sufficiency and/or enhanced earning power. During 2019, employment placement services were removed from the FamilyWorks program, and will be shifted to the recommended awardees. The recommended awardees will leverage CHA's additional employment and education resources, such as FamilyWorks, Transitional Jobs, Chicago Cook Workforce Partnership, City Colleges of Chicago, CHA's scholarship program, etc. to assist with service delivery. The Board further authorizes re-allocation of contract values as deemed appropriate, provided the Board approved aggregate amount is not exceeded.

RESOLUTION NO. 2019-CHA-2

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled "RECOMMENDATION TO ENTER INTO A CONTRACT WITH EACH OF THE FOLLOWING: EMPLOYMENT & EMPLOYER SERVICES, CENTERS FOR NEW HORIZONS AND PHALANX FAMILY SERVICES, TO PROVIDE EMPLOYMENT PLACEMENT 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 execute a contract with each of the following: Employment & Employer Services, Centers for New Horizons and Phalanx Family Services, in an aggregate amount of \$8,349,243 for a two-year base term and three (3) one-year option terms to provide employment placement services. The Board further authorizes re-allocation of contract values as deemed appropriate, provided the Board approved aggregate amount is not exceeded.

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 resolution for Item No. 1 was seconded by Commissioner Washington and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris John Hooker James Matanky Cristina Matos Bill Thanoukos Debra Parker Francine Washington
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Nays:	None
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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 Chico, Harris, Matanky and Matos. Although Chairman Hooker and Commissioners Parker, Thanoukos, and Washington were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the following six items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 2 through 7.

(Item 2)

The resolution for Item 2 approves the FY2019 Housing Choice Voucher (HCV) Administrative Plan. Pursuant to HUD regulations, CHA is required to implement an administrative plan to govern its HCV Program. The HCV Administrative Plan provides required information on the rules CHA will follow in the administration of the HCV Program. The FY2019 HCV Administrative Plan contains updated and minor policy changes as needed to be consistent with HUD requirements and current practice to include but not limited to: Violence Against Women Act documentation; expanding the language to allow any current family member to declare themselves to be in a relationship to add another person as part of the household; added domestic partners to the list of relatives that a participant is prohibited from renting from; added language stating CHA will not permit applicants to give their place on the waiting list to another participant and clarification of Site Based Wait List. CHA held a 30-day public comment period from September 28 through October 29, 2018. Announcements for the public comment process appeared on CHA's website and in area newspapers. CHA also distributed resident notices across RAD properties and sent email notification to HCV participants. During the public comment period, both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the Proposed FY2019 HCV Administrative Plan. CHA held three public hearings during the 30-day comment period. Prior to finalizing the Proposed FY2019 HCV Administrative Plan, CHA considered comments received during the public comment period.

RESOLUTION NO. 2019-CHA-3

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated January 15, 2019 requesting approval of the Proposed FY2018 HCV Administrative Plan, attached hereto;

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

THAT, The Board of Commissioners hereby approves the Proposed FY2019 HCV Administrative Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2019 HCV Administrative Plan supersedes any and all conflicting language found in prior CHA HCV Administrative Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2019 HCV Administrative Plan to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item 3)

The resolution for Item 3 approves the renewal of a Housing Assistance Payments (HAP) contract for a 15-year term for a) sixteen (16) units at Liberty Square Apartments, b) thirteen (13) units at Spaulding and Trumbull Apartments, and c) seventeen (17) units at Seniors Suites of Auburn Gresham. **Spaulding and Trumbull Apartments:** In 2007, CHA entered into a 99-year Ground Lease with the Near West Side Community Development Corporation. CHA previously entered into a Housing Assistance Payments contract for a 10-year term with Spaulding and Trumbull Apartments to provide rental assistance to 13 units that provide supportive housing for tenants with special needs including homeless, disabled, and CHA replacement housing. Spaulding and Trumbull Apartments seeks a renewal of the HAP contract for an additional 15-year term. **Senior Suites of Auburn Gresham:** The Housing Assistance Payments (HAP) contract with Senior Suites of Auburn Gresham had previously been on a 10-year term. Senior Suites of Auburn Gresham seeks renewal of the HAP contract for an additional 15-year term. This is an 85-unit development in the Auburn Gresham community. Since November 2007, PRA has provided assistance to 17 units: 13 studio and 4 one-bedroom units. Applicants for housing come from the CHA waitlist. The building offers independent living for seniors 62 years of age and older. Senior Lifestyle Management Corp has provided property management services specifically designed for older adults since 1985. **Liberty Square Apartments** is a 12-building development containing 66 units of family housing in the East Garfield Park community. Since July 2004, PRA has provided rental assistance for 16 units: 1 one-bedroom, 10 two-bedroom, 4 three-bedroom, and 1 four-bedroom units. Renewal of the PBV assistance will provide continued rental assistance to families from CHA Waitlists. Liberty Square Limited Partnership is owned by the Bonheur Development Corporation (BDC).

RESOLUTION NO. 2019-CHA-4

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled "Authorization to: 1) approve the renewal of a Housing Assistance Payments (HAP) contract for a 15-year term for a) Liberty Square Apartments, b) Spaulding and Trumbull Apartments, and c) Senior Suites of Auburn Gresham; and 2) execute 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: 1) approve the renewal of a Housing Assistance Payments (HAP) contract for a 15-year term for a) Liberty Square Apartments, b) Spaulding and Trumbull Apartments, and c) Senior Suites of Auburn Gresham; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item 4)

The resolution for Item 4 approves an Intergovernmental Agreement (IGA) with the Chicago Police Department for a two-year period from January 1, 2019, through December 31, 2020, to provide supplemental police services for CHA properties and programs in an amount not-to-exceed \$8,000,000 annually. The CHA originally entered into an IGA with the Chicago Police Department for supplemental police services in 2000 after disbanding the CHA Police. Since that time, the CHA has continued with this approach of providing supplemental police services through subsequent IGAs and amendments. The IGA allows CPD to continue to provide specialized policing programs at designated CHA properties, as assigned. These supplemental police services include but are not limited to: dedicated watches for Cabrini Rowhouses, Henry Horner/Westhaven, Altgeld/Murray, Lake Parc Place, Brooks, Oakwood Shores, Park Boulevard, Jackson Square, Wentworth Gardens, Dearborn, Trumbull Park, and/or other CHA communities, as needed; increased police services for the selected developments including increased foot patrols; customized policing strategy; attendance at monthly community security meetings to increase visibility in the community; monitoring and prevention of gang activities; monitoring of drug and other illegal activities and providing additional coverage for summer surge and lease enforcement actions, as needed.

RESOLUTION NO. 2019-CHA-5

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled "AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO POLICE DEPARTMENT FOR SUPPLEMENTAL POLICE SERVICES FOR 2019 AND 2020".

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 an Intergovernmental Agreement with the Chicago Police Department for a two-year period from January 1, 2019 through December 31, 2020 to provide supplemental police services for CHA properties and programs in an amount not-to-exceed \$8,000,000 annually, subject to CEO approval and budget authorization.

(Item 5)

The non-dwelling facility located at 1000 N. Sedgwick is a CHA-owned, two-story located within the Cabrini-Green Development. This property is comprised of a gymnasium, weight room, warming kitchen, assembly room, administrative offices, outdoor playground and nine classrooms. The CHA awarded a contract to CCC Holdings, Inc. dba Chicago Commercial Construction at the May 2017 Board meeting for the renovation of the building located at 1000 N. Sedgwick Street to upgrade, modernize and bring the property in line with overall CHA building standards, accessibility requirements and current building codes. The contract award inclusive of the approved contingency was a total not-to-exceed amount of \$4,500,868.12. Since the May 2017 Board meeting, the project experienced several delays associated with existing poor soil conditions and structural issues that prevented the timely completion of base scope work. The poor condition of the existing soils under the building to support the planned new elevator and other existing adverse structural conditions could not

have been discovered except during the extensive demolition phase of the construction. The scope of demolition necessarily became more extensive as the extent of the adverse discovered conditions became better known and efforts were made to determine the full scope of such conditions. Accordingly, the resolution for Item No. 5 approves a contract modification with CCC Holdings, Inc. dba Chicago Commercial Construction totaling \$579,613.45.

RESOLUTION NO. 2019-CHA-6

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled “Authorization to Execute a Contract Modification to Contract 12070 for the Renovation of 1000 N. Sedgwick”.

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 a contract modification to Contract 12070 with CCC Holdings, Inc. dba Chicago Commercial Construction for the renovation of the non-dwelling facility located at 1000 N. Sedgwick for a total amount not-to-exceed amount of \$579,613.45.

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

(Item 6)

The resolution for Item No. 6 ratifies the formation of four legal entities for the refinancing of four RAD properties (Daniel Hudson Burnham Apartments; Harry Schneider Apartments; Lorraine Hansberry Apartments and Vivian Carter Apartments with a total of 742 rental units in Chicago. The aggregate interest rate for each loan will not exceed 6.5%. In 2019, the permanent debt will commence with an aggregate of loans not-to-exceed \$52 Million. The Daniel Hudson Burnham Apartments is a 6-story designated senior housing building located at 1930 W. Loyola. The building, which contains 181 units (179 RAD residential units and 2 non-dwelling units), was built in 1982 and is located on an approximately 2.3-acre site. This property converted to RAD PBV on September 30, 2016. Harry Schneider Apartments is a 13-story designated senior housing building located at 1750 W. Peterson. The building, which contains 175 units (174 RAD residential units and 1 market rate unit), was built in 1976 and is located on an approximately 1.1-acre site. This property converted to RAD PBV on May 27, 2017. Lorraine Hansberry Apartments is a 9-story designated senior housing building located at 5670 W. Lake Street. The building, which contains 169 units (168 RAD residential units and 1 non-dwelling unit), was built in 1976 and is located on an approximately 2.1-acre site. This property converted to RAD PBV on November 21, 2017. Vivian Carter Apartments is a 14-story designated senior housing building located at 6401 S. Yale. The building, which contains 224 units (221 RAD residential units and 3 non-dwelling units), was built in 1971 and is located on an approximately 1.8-acre site. This property converted to RAD PBV on May 31, 2018.

RESOLUTION NO. 2019-CHA-7

WHEREAS, the Chicago Housing Authority proposes to authorize Chicago Housing Administration LLC to refinance four RAD properties (Daniel Hudson Burnham Apts., Harry Schneider Apts., Lorraine Hansberry Apts., and Vivian Carter Apts.) with a total of 742 rental units in Chicago, Illinois; and

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled “Ratification of formation of four legal entities and Authorization to secure financing for four senior RAD properties.”

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

THAT, the formation of four legal entities is ratified;

THAT, the Chief Executive Officer, or his designee, is authorized to close the transactions for the refinancing of up to four senior RAD properties and the reimbursement to Chicago Housing Authority of costs related thereto;

THAT, the Chief Executive Officer, or his designee, is authorized to secure permanent financing in an aggregate amount not to exceed \$32 Million;

THAT, the Chief Executive Officer, or his designee, is authorized to transfer the Properties to the respective new legal entities, finance the sale through Seller financing to those legal entities and ground lease the underlying land;

THAT, the Chief Executive Officer, or his designee, is authorized to assign the existing Rental Assistance Demonstration housing assistance payment contracts to the new owners; and

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

This award is not subject to compliance with CHA’s MBE/WBE/DBE/Section 3 hiring and insurance requirements.

(Item 7)

The resolution for Item No. 7 approves a Tenant Selection Plan, Lease, and Lease Riders for Parkside 4 Phase 2 and amends the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto. Parkside 4 Phase 2 is the final phase of the Parkside of Old Town development. Parkside 4 Phase 2 is comprised of 134 rental units and 56 for-sale townhome units. The 134 rental units will consist of 54 units for CHA residents, 44 affordable units and 36 market rate units. The for-sale phase will consist of 56 townhome market rate units. The rental phase and for-sale phase will close simultaneously.

RESOLUTION NO. 2019-CHA-8

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled “Authorization to Approve to approve the tenant selection plan for Parkside 4 Phase 2.”

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) Approve a tenant selection plan, lease, and lease riders for Parkside 4 Phase 2 and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Motion to adopt the resolutions for Items 2 through 7 was seconded by Commissioner Matanky and the voting was as follows:

- Ayes: Matthew Brewer
- Craig Chico
- Dr. Mildred Harris
- John Hooker
- James Matanky
- Cristina Matos
- Bill Thanoukos
- Debra Parker
- 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.

Immediately following Public Participation and upon Motion made by Chairman Hooker and properly seconded by Commissioner Parker, 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: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
James Matanky
Cristina Matos
Bill Thanoukos
Debra Parker
Francine Washington

Absent: Meghan Harte

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

Upon motion made by Chairman Hooker and properly seconded by Commissioner Washington, the open and closed minutes for meetings of November 20, 2018, were approved as submitted.

The Chairman then announced that during Closed Session Commissioners discussed Items 8 and 9. As discussed in Closed Session, the Chairman recommended that Item No. 9 – Personnel Action Reports be amended to include compensation for the CEO based on key accomplishments and management performance in 2018. An Omnibus Motion to approve Items No. 8 and Amended Item No. 9 was presented by Commissioner Matos.

(Item 8)

RESOLUTION NO. 2019-CHA-9

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 15, 2019 entitled “Authorization to acquire a 57-unit senior residential building located at 1221 West Sherwin.”

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) Acquire a 57-unit senior residential building located at 1221 West Sherwin; 2) Negotiate and execute acquisition and related financing documents; 3) commit up to \$8,500,000 of the Chicago Housing Authority’s BMO Harris line of credit for the acquisition; 4) Allow for acceptance of grants or subordinate financing currently existing and as they may be obtained; 5) Submit a Final Site Approval application to the United States Department of Housing and Urban Development (HUD); and 6) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Amended Item 9)

The resolution for Item No. 9 approves and ratifies the following Personnel Actions: promotion of 8 employees; offer of employment to 4 candidates for various positions throughout the Authority; salary adjustment for 3 employees in the position of Setup Technician; status change for 8 employees; salary alignment for 4 employees; salary adjustment of 3 employees; 1 position elimination and 3 resignations.

This resolution further approves compensation for the CEO based on key accomplishments and management performance in FY2018.

RESOLUTION NO. 2019-CHA-10

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 15, 2019, 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.

The Motion to adopt the resolutions for Items 8 and 9 was seconded by Commissioner Washington and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
James Matanky
Cristina Matos
Bill Thanoukos
Debra Parker
Francine Washington

Nays: None

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

There being no further business to come before the Commissioners, upon Motion made by Commissioner Harris and seconded by Commissioner Washington, the board meeting of January 15, 2019, was adjourned at approximately 12:10 pm.

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