

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

November 21, 2017

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 21, 2017, at approximately 9:50 a.m. at the CHA Corporate Offices located at 60 E. V in Chicago, IL.

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
Meghan Harte
John Hooker
Jack Markowski
Cristina Matos
Francine Washington

Absent: 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 8:40 a.m. today at the CHA Corporate Offices. Commissioner Markowski chaired the meeting and the following committee members were present as well: Commissioners Brewer, Harte and Matos. Present also but not counted for the quorum were Chairman John Hooker, Vice-Chairman Craig Chico and Commissioner Francine Washington.

(Item 1)

The CHA is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of its funding sources and the use of budgeted funds. The FY2018 Comprehensive Budget totaling \$1.204 billion includes the following fund categories: **MTW Fund**: total sources for FY2018 is \$902.9 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, Block Grant, Dwelling Rental Income, RAD, Interest Income and Other Income. **Section 8 Fund (Non-MTW)**: total sources for this program is \$19.7 million. These contracts provide appropriations for approximately \$9.1 million of Mod Rehab vouchers, \$10.2 million Veteran's Affairs Supportive Housing (VASH) vouchers, and \$467.2 thousand Mainstream vouchers for housing assistance based on annual contributions contracts from HUD. **Hope VI Fund**: total sources equal \$1.1 million. These funds are used for revitalization and community and supportive services programs. **Other Funds**. Total sources are \$280.5 million. These sources consist of new third-party financing that will be used for capital related work.

Additionally, other federal and local grants will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents. Accordingly, the resolution for Item 1 approves the FY2018 Comprehensive Budget.

RESOLUTION NO. 2017-CHA-113

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled “Recommendation to Approve the FY2018 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, FY2018 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 US 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 US Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item 2)

The resolution for Item 2 ratifies the Development Services & Fees Agreement made by and among Three Corners Development, Inc., Chicago Housing Authority and Chicago Housing Consulting Services, Inc. for Concord at Sheridan. Concord at Sheridan will be a 7-story new construction mixed-use, mixed-income building with 111 residential units above approximately 136 parking spaces and approximately 30,000 square feet of ground-level retail space. Concord Commercial, LLC is the ownership entity for the retail component. In May 2017, the Board approved, that Three Corners affiliate LLC and an affiliate of the CHA, Forward Communities, LLC, would together own 100% of the membership interests in Concord Commercial LLC. However, the equity split described will no longer be implemented. Neither Forward Communities, LLC nor Chicago Housing Authority will have an interest in Concord Commercial, LLC. As a result of re-evaluation of strategy in connection with financing capacity coupled with potential operating deficits and likely delays in construction and lease fulfillment, staff negotiated the Development Services & Fees Agreement which provides for alternative revenue for CHA and /or its affiliates comprised of \$1,000,000 for consulting services and 40% co-developer fee estimated at \$400,000.

RESOLUTION NO. 2017-CHA-114

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled “Ratification of Development Services & Fees Agreement and Affirmation of Such Other Documents and Perform Such Action 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 hereby ratifies and affirms that certain Development Services & Fees Agreement dated on or about October 1, 2017 made by and among Three Corners Development, Inc., Chicago Housing Authority and Chicago Housing Consulting Services, Inc., NFP, an Illinois not-for-profit corporation.

(Item 3)

The resolution for Item 3 approves the execution of loan documents in a not to exceed amount of \$28 million, in connection with the credit facility agreement between BMO Harris Bank and the CHA and to use non-federal funds for the repayment of the outstanding Federal Home Loan Bank credit facility loan in an amount not to exceed \$1,850,000. In October 2016, the Board approved a \$50 million credit facility with BMO Harris Bank in order to support residential and community development activities. Funds were to be accessed only when needed for authorized uses as explicitly approved by the Board. This facility was used for acquisition financing (\$20 million) for Presbyterian Homes. In April 2016, the Board approved another \$20 million credit facility with Federal Home Loan Bank, whereby the Board authorized CHA borrowing an amount not to exceed \$1,982,500 from which \$1,850,000 was utilized for acquisition costs for 19 market-rate condominium units at the Jackson Square at West End development. Both financings are maturing in December 2017. Accordingly, the resolution for Item No. 3 approves use of non-federal funds to repay the Jackson Square acquisition loan with Federal Home Loan Bank. The resolution also approves new financing in an amount not to exceed \$8 million dollars in connection with construction activities related to the Altgeld Gardens Community, Childcare and Library Facility, as bridge financing. This request will accommodate the repayment of the Federal Home Loan Bank acquisition loan utilizing non-federal funds, refinancing of the acquisition loan for Presbyterian Homes and construction activities related to the Altgeld Gardens Community, Childcare and Library facility. The refinancing of Presbyterian Homes and bridge financing for the Altgeld Gardens Community, Childcare and Library facility are of a short term nature (term not to exceed 2 years with an interest rate not to exceed prime rate).

RESOLUTION NO. 2017-CHA-115

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled “AUTHORIZATION TO: 1) APPROVE BORROWING IN AN AMOUNT NOT TO EXCEED \$28 MILLION DOLLARS FROM THE CHA CREDIT FACILITY AT BMO HARRIS BANK FOR A TERM NOT TO EXCEED 2 YEARS WITH A RATE NOT TO EXCEED PRIME RATE; AND 2) USE NON-FEDERAL FUNDS TO REPAY THE FEDERAL HOME LOAN BANK CREDIT FACILITY.”

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

THAT, the Board of Commissioners hereby approves borrowing an amount not to exceed \$28 million dollars from the CHA credit facility at BMO Harris Bank for a term not to exceed 2 years with a rate not to exceed prime rate. The loan proceeds shall be

utilized as follows: 1) \$20 million will be used to refinance the acquisition loan for Presbyterian Homes; and 2) \$8 million will be used as bridge financing for construction activities related to the Altgeld Gardens Community, Childcare and Library facility.

The Board of Commissioners further authorizes the repayment of the outstanding Federal Home Loan Bank acquisition loan in an amount of \$1,850,000 utilizing non-federal funds.

(Item 4 – This Number Not Used)

(Item 5)

Salesforce.com (Salesforce), is the original equipment manufacturer of a cloud-based Customer Relationship Management software which is currently used by the CHA for the management of its HCV call center and Resident Services FamilyWorks programs. The current contract with Salesforce expires on December 31, 2017. After receiving a direct quotation for the software licenses and subscriptions from Salesforce.com under the CHA's existing contractual relationship, the CHA published notification of a Sole Source procurement on its website, in alignment with the Citywide Procurement Reform Task Force and subsequently advertised an Invitation for Bid in October 2017 to provide Salesforce software licenses. In November 2017, the CHA received one bid response from Carahsoft Technology Corp., which is a Salesforce reseller. Carahsoft's bid submission price was \$43,593 more than price previously quoted from Salesforce.com for direct acquisition. Accordingly, the resolution for Item 5 approves a contract with Salesforce.com for a two-year base term, from January 1, 2018 through December 31, 2019, in the total amount of \$854,936 to provide software licenses.

RESOLUTION NO. 2017-CHA-116

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled "Authorization to Enter into a Contract with Salesforce.com for Software Licenses".

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 Salesforce.com for a two (2) year base term, effective from January 1, 2018 through December 31, 2019, in the total not-to-exceed amount of \$854,936, to provide software licenses.

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 resolutions for Items 1 through 5 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
Meghan Harte
John Hooker
Jack Markowski
Cristina Matos

Francine Washington

Nays: None

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

Commissioner Megan 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 Harris, Chico and Washington. Although Chairman Hooker and Commissioners Brewer and Markowski were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the items appearing on the agenda.

On behalf of the Tenant Services Committee, Commissioner Harte presented an Omnibus Motion for approval of Items 6 through 9.

(Item 6)

The resolution for Item 6 approves an Intergovernmental Agreement with the Chicago Park District (CPD) for a one-year base term from January 1, 2018 through December 31, 2018 to provide year-round park district programs for CHA youth residents and tenants in an amount not to exceed \$550,000. Since 2002, CHA and CPD have collaborated to provide year-round park district programs for CHA youth who otherwise may not be able to participate due to cost. CPD programs provide youth with age-appropriate activities, while assisting working parents by offering safe and constructive programs for children during out-of-school time. This IGA offers reduced program fees for CHA youth for year-round voucher programs (e.g., Park Kids, Summer Camp, Vacation Camps, etc.) and the remaining program fees are split between CHA and CPD. CHA and CPD will continue to collaborate to bring supplemental programming to Park Districts near CHA developments (e.g., Windy City Hoops, Counselor in Training Program, Junior Bears football).

RESOLUTION NO. 2017-CHA-117

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled “Authorization to Execute an Intergovernmental Agreement with the Chicago Park District”.

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 Intergovernmental Agreement with the Chicago Park District for a one-year base term from January 1, 2018 through December 31, 2018 to provide year-round park district programs for Chicago Housing Authority youth residents and tenants in an amount not to exceed \$550,000.

(Item 7)

The resolution for Item 7 approves the execution of a Program Administration Agreement with the Chicago Department of Family and Support Services (DFSS), Chicago Department of Planning and Development (DPD) and a third-party administrator which shall be competitively procured by DFSS, for a three-year base term from January 1, 2018 through December 31, 2020, to administer CHA’s MTW activity for local program based assistance to help families access and remain stably housed. Further, this action authorizes CHA to fund the Flexible Housing Subsidy Program in an amount not to exceed

\$800,000 annually in an aggregate amount not to exceed \$2,400,000. In 2017 CHA received approval from the CHA Board and HUD's Moving To Work Office to implement a local based program activity which was scheduled to be implemented in 2018. Since that time, CHA has been involved in additional conversations with the City of Chicago to address coordinated access for people experiencing homelessness. CHA, in partnership with the City of Chicago and its sister agencies including DFSS and DPD propose to implement the local program-based assistance, using its single fund flexibility, to help families access and remain stably housed. This program will be coordinated with the City of Chicago where CHA's funding will be pooled to establish the Flexible Housing Subsidy Program to create a collective solution to housing persons experiencing homelessness. In this coordinated effort, the City of Chicago will have a greater collective impact in addressing the issue. The Flexible Housing Subsidy Program will be used to provide assistance for people experiencing homelessness, which may include bridge rental assistance, move-in fees and deposits, subsidized housing and social service support.

RESOLUTION NO. 2017-CHA-118

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled "AUTHORIZATION TO ENTER INTO A PROGRAM ADMINISTRATION AGREEMENT TO FUND THE FLEXIBLE HOUSING SUBSIDY PROGRAM".

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 a Program Administration Agreement with the Chicago Department of Family and Support Services ("DFSS"), Chicago Department of Planning and Development ("DPD") and a third-party administrator which shall be competitively procured by DFSS, for a three-year base term from January 1, 2018 through December 31, 2020, to administer CHA's MTW activity for local program based assistance to help families access and remain stably housed. Further, this action authorizes CHA to fund the Flexible Housing Subsidy Program in an amount not to exceed \$800,000 annually in an aggregate amount not to exceed \$2,400,000.

(Item 8)

Resident Services oversees performance-based contracts with FamilyWorks providers; each contract includes key metrics established based on the demographics of families within their assigned regions. CHA has administered the FamilyWorks program since 2009 to ensure that residents have access to comprehensive social service support not otherwise available through the City of Chicago. FamilyWorks is the cornerstone program by which all CHA sponsored events and programs run through. During the next contract term, the FamilyWorks service providers will continue providing targeted services to address individual resident needs. Accordingly, the resolution for Item 8 authorizes the execution of the third one-year option term with Centers for New Horizons, Inc. in an amount not-to-exceed \$1,893,696; Employment & Employer Services, Inc. in an amount not-to-exceed \$5,339,184; Heartland Human Care Services, Inc. in an amount not-to-exceed \$2,538,195; Holsten Human Capital Development in an amount not-to-exceed \$512,962; Metropolitan Family Services in an amount not-to-exceed \$3,533,785; Near West Side Community Development Corporation in an amount not-to-exceed \$1,053,538; and UCAN in an amount not-to-exceed \$1,628,640, each for the respective contract periods of January 1, 2018 through December 31, 2018. The Board further authorizes CHA to reallocate individual contract amounts provided that CHA does not surpass the aggregate not to exceed amount of \$16,500,000.

In 2018, CHA plans to implement the approved MTW activity requiring all residents who are in Safe Harbor or not compliant with the work requirement to participate in FamilyWorks services. In addition, five of the seven FamilyWorks agencies will oversee and operate CHA's Digital Resource Centers. FamilyWorks providers will also implement CHA's Summer Youth Employment Program for more than 1,500 CHA youth, which is part of the Mayor's One Summer Chicago Initiative. Overall more than 9,000 households will have access to services through FamilyWorks, with an average cost of \$1,723 per household.

RESOLUTION NO. 2017-CHA-119

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled "RECOMMENDATION TO AUTHORIZE THE THIRD 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 third one-year option term for: 1) Contract No. 11524 with Centers for New Horizons, Inc. ("CNH") in an amount not-to-exceed \$1,893,696; 2) Contract No. 11525 with Employment & Employer Services, Inc. ("EES") in an amount not-to-exceed \$5,339,184; 3) Contract No. 11526 with Heartland Human Care Services, Inc. ("HHCS") in an amount not-to-exceed \$2,538,195; 4) Contract No. 11527 with Holsten Human Capital Development ("HHCD") in an amount not-to-exceed \$512,962; 5) Contract No. 11528 with Metropolitan Family Services ("MFS") in an amount not-to-exceed \$3,533,785; 6) Contract No. 11529 with Near West Side Community Development Corporation ("NWS") in an amount not-to-exceed \$1,053,538; and 7) Contract No. 11530 with UCAN in an amount not-to-exceed \$1,628,640, each for the respective contract periods of January 1, 2018 through December 31, 2018. The Board further authorizes CHA to reallocate individual contract amounts provided that CHA does not surpass the aggregate not to exceed amount of \$16,500,000. There is one (1) remaining one-year option term, which shall be subject to future Board authorization.

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

(Item 9)

CHA issued a Request for Proposal in August 2017 requesting qualified firms to provide Family Self Sufficiency program services for CHA residents. Of the two proposals submitted, the evaluation committee recommended award of contract to Heartland Human Care Services (HHCS). HHCS provides a comprehensive array of services in the areas of health, housing, jobs and justice, and leads state and national policy efforts. Accordingly, the resolution for Item 9 approves award of contract to HHCS in an aggregate amount of \$8,270,381 for a two-year base term and three one-year option terms. HHCS is also the current service provider for the Family Self Sufficiency (FSS) program, and is currently a CHA FamilyWorks service provider. FSS program enables participating families to build financial assets while working toward educational, professional, and personal goals such as: maintaining employment for 12 months prior to program completion (required of all participants); being free of welfare assistance (i.e. TANF) (required of all participants); reducing debt/improving credit; earning a post-secondary education degree or certification. Throughout participation, families work with an FSS Coordinator to develop and achieve goals specified upon enrollment into the program. FSS

Coordinators provide referrals and follow-up to resources, direct service and mentoring, and financial coaching to empower families to make positive life changes. Participants accrue escrow savings throughout the program; CHA administers the escrow savings accounts. CHA is approved through HUD to serve up to 1,250 families in its FSS program. A HUD grant currently provides funding for the wages and fringe benefits of 15 FSS coordinator positions.

RESOLUTION NO. 2017-CHA-120

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled “RECOMMENDATION TO ENTER INTO A CONTRACT WITH HEARTLAND HUMAN CARE SERVICES TO PROVIDE FAMILY SELF SUFFICIENCY PROGRAM 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 Heartland Human Care Services in an aggregate amount of \$8,270,381 for a two (2) year base term and three (3) one-year option terms. The Board delegates authority to the Chief Executive Officer to use his discretion to exercise the option year terms. Each option term shall only be exercised at the time of the expiration of the prior contract term, and may only be exercised individually.

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 resolutions for Items 1 through 5 was seconded by Commissioner Chico and the voting was as follows:

Ayes:	Matthew Brewer Craig Chico Dr. Mildred Harris Meghan Harte John Hooker Jack Markowski Cristina Matos 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 resolutions 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 Harte, Markowski and Washington. Although Chairman Hooker and Commissioners Chico and Harris were also present they were not counted toward the quorum. Committee member then discussed, voted and recommended for approval the four items appearing on the agenda.

On behalf of the Real Estate Operations Development committee, Commissioner Brewer presented an Omnibus Motion for approval of Items 10, 11 and Items 13 through 15.

(Item 10)

In July 26, 2017, the CHA released a Pre-Qualified Development Team Opportunity Notice of Proposal for mixed-use/mixed-income development for property located at 2640-2720 North Sheffield and the adjacent land. The notice invited submissions of proposals for the site from the 21 Pre-Qualified Development Teams approved under CHA's PDT Programs. The evaluation team then interviewed the top two respondents. Based upon the PIRHL team proposal and information provided at the subsequent interview, the evaluation team recommended PIRHL as the recommended pre-qualified development partner for the property located at 2640-2720 North Sheffield. Accordingly, the resolution for Item 10 approves the selection of PIRHL Developers, LLC as the Developer for the redevelopment of Edith Spurlock Sampson Apartments and Annex including adjacent land and to negotiate and enter into a Development Agreement. Edith Spurlock Sampson Apartments consists of 386 residential rental units. The entire site is approximately 3.6 acres which includes adjacent land owned by CHA located between Sheffield Avenue, Lincoln Avenue, Kenmore Avenue and Diversey Parkway. The site is located in a key transit-oriented area of Lincoln Park, across the street from Jonquil Park and a short walk to the CTA Diversey Brown/Purple line stop. CHA has received a Commitment to enter into a Housing Assistance Payment (CHAP) contract under HUD's Rental Assistance Demonstration (RAD) program for the conversion of the buildings from public housing to Section 8 Project-Based Vouchers. PIRHL has developed 37 properties across eight states with an emphasis on affordable housing. They have partnered with public housing authorities including Baltimore Housing.

RESOLUTION NO. 2017-CHA-121

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 21, 2017 entitled "Recommendation to 1) Approve the selection of PIRHL Developers, LLC as the Developer for the redevelopment of Edith Spurlock Sampson Apartments and Annex including adjacent land; 2) Negotiate and Enter into a Development Agreement for Edith Spurlock Sampson Apartments and Annex including adjacent land; and 3) 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 Chief Executive Officer or his designee, is authorized to approve the selection of PIRHL Developers, LLC as the Developer for the redevelopment of Edith Spurlock Sampson Apartments and Annex including adjacent land;

THAT, the Chief Executive Officer, or his designee, is authorized to negotiate and enter into a Development Agreement for Edith Spurlock Sampson Apartments and Annex including adjacent land; 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.

(Item 11)

The resolution for Item 11 approves the FY2018 HCV Administrative Plan. The HCV Administrative Plan provides required information on the rules CHA will follow in the administration of the HCV Program. The FY2018 HCV Administrative Plan contains updated and minor policy changes as follows to be consistent with HUD requirements and current practice: expansion of list for addition of household members; Family Self-Sufficiency Bi-annual Re-examination; Bi-annual Housing Quality Standard

Inspections; additional Voucher Search Time; elimination of the Restructuring Repayment Agreements; changes to RAD PBV adoption of provisions from ACOP and changes to selection of PRA Program Participants. CHA held a 30-day public comment period and two public hearings during the public comment period. Prior to finalizing the Proposed FY2018 HCV Administrative Plan, CHA gave consideration to comments received during the public comment period.

RESOLUTION NO. 2017-CHA-122

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated November 21, 2017 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 FY2018 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 FY2018 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 FY2018 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 12 – This Number Not Used)

(Item 13)

The resolution for Item No. 13 approves the execution of Agreement to enter into Housing Assistance Payments (AHAP) contract and a Housing Assistance Payments (HAP) contract for 6145 North Broadway Apartments, Mark Twain Apartments, Warren Apartments, Clark-Estes Apartments, Englewood Phase I Apartments, Montclare Veteran's Village of Roseland, Montclare Senior Residences of Calumet Heights, Cicero Senior Lofts and Thresholds RAD LLC; **6145 North Broadway Apartments** is a 105-unit, 6-story, mixed-use, new construction, elevator building located in the Edgewater community in a General Area and across the street from an opportunity area. It consists of 45 studios, 40 one-bedroom, and 20 two-bedroom units with 3,750 square feet of ground floor retail space. There will be 25 accessible units, and 80 adaptable units of which 24 units will also be for the sensory impaired. The building will offer 44 parking spaces, a green roof, as well as landscaped outdoor and community spaces, including a grilling station and fire pit. Building amenities include a community and meeting room, fitness room, bike room, as well as storage area. PRA will assist up to 21 residential units – 7 studios, 7 one-bedroom, and 7 two-bedroom units. Tenants are responsible for all utilities. Each unit will have separate heating and cooling control. Tenants will come from the CHA waitlists. **Mark Twain Apartments** is a vintage, 5-story, elevator building and is located at 111 W. Division on the edge of the Gold Coast historic district in the Near North Side community. Redevelopment is part of the City's SRO Preservation initiative. Immediately across the street is an Opportunity Area, which includes the 390-unit, 35-story luxury apartment Sinclair building which opened in September 2017. The Mark Twain currently contains 153 units. After redevelopment, 148 studio units will be available with 8 accessible and 8 adaptable units. The ground floor consists of 9,600 square feet of commercial space. The developer is working to attract new retail businesses that will enhance the community, including coffee shops, restaurants and smaller retail businesses. Building amenities will include a roof-top deck, laundry room, community room, computer room with library area, as well as offices for management

and social services. All utilities will be paid by the building. Vacancies will be filled from the CHA Waitlist with up to 10 units filled from the State Referral Network. PRA will assist 100% of the studio units (100%). **Warren Apartments** is a new construction, 7-story, elevator building located at 1533 West Warren Boulevard and 1542-1554 West Madison Street in the Near West Side community. The site is located in a General area, in a revitalizing community with excellent access to public transportation. Warren Apartments will be located adjacent to Heartland's award-winning property, Harvest Commons Apartments. Warren Apartments will contain 75-units: 13 studios, 49 one-bedroom units, and 13 two-bedroom units. Three units will be accessible, 12 units will be adaptable, and 2 units will be available for persons who are audio or visually impaired. Unit amenities include individually controlled heating and cooling and Energy Star appliances. PRA will assist up to 25 units (33%): 18 one-bedroom and 7 two-bedroom units. Tenants will come from CHA waitlists. **Clark-Estes Apartments** (CEA) received CHA Board of Commissioner's preliminary support in May 2017. The development was awarded Low-Income Housing Tax Credits from the City of Chicago in October 2017. CEA is a 4-story, new construction, mixed-use development for families in the Rogers Park community and located on a strong commercial artery surrounded by a thriving residential and business community with access to public transportation, schools and recreational areas. The site is designated as a General area and is less than one block from an Opportunity Area. CEA will contain 54 total residential units: 15 studios, 21 one-bedroom, and 18 two-bedroom units. PRA will assist 10 one-bedroom and 5 two-bedroom units. Tenants will be identified from the CHA waitlists and up to 7 units from the State Referral Network. **Englewood Phase I Apartments** is a new construction, multi-family property consisting of 8 buildings containing 80 total units across 4 city blocks in the Englewood community. The development plan includes 20,000 square feet of first-floor retail, a 2,000 square foot community center, and 50 parking spaces. Englewood Phase I Apartments will consist of 16 one-bedroom, 56 two-bedroom, and 8 three-bedroom townhome and apartment-style units. Eight units will be accessible and 2 units will be available for the visually / hearing impaired. PRA rental subsidies will assist 25% of the units: 4 one-bedroom, 14 two-bedroom, and 2 three-bedroom apartments. Tenants will come from the CHA Waitlists. **Montclare Veteran's Village** of Roseland (MVVR) was awarded 75 VASH vouchers from HUD as part of a 2016 national competitive process. The CHA Board of Commissioners gave preliminary approval for the project in July 2016. MVVR was awarded Low-Income Tax Credits from the City of Chicago in October 2017. MVVR is a 75-unit new construction, 4-story, elevator building, providing supportive housing services to veterans. The land located in the 107th & Halsted TIF district will be donated from the City of Chicago to the development and is adjacent to the 111th Station for the CTA Red Line Extension. MVVR will offer 33 studios, 38 one-bedroom, and 4 two-bedroom units. All units will be adaptable, with 8 to 16 units accessible, and 2 units available to the audio or visually impaired. VASH vouchers will assist 75 units (100%). Tenants are identified by the Jesse Brown VA Center and will receive social services from Featherfist. Tenants will meet VASH requirements. **Montclare Senior Residences** of Calumet Heights (MCCH) is a 134-unit, 7-story, new construction residential property for independent seniors who are 55 years of age and older. The development was awarded Low-Income Housing Tax Credits from the Illinois Housing Development Authority in October 2017. The development is located in the Stony Island Commercial and Burnside Industrial TIF District. MCCH will consist of 101 one-bedroom and 33 two-bedroom units. All units will be adaptable, with 14 units accessible, and 3 units for the sensory-impaired. Tenants will be responsible for electric only. Heat will be included as part of the building expense. PRA rental subsidies will assist 34 one-bedroom units (25%) and tenants will come from CHA Waitlists. **Cicero Senior Lofts** is a new construction, 4-story elevator, 62-unit building for seniors age 55 years and older in the Garfield Ridge community. The development is located immediately adjacent to the CHA Le Claire Courts redevelopment area; and is located in an Opportunity and Gautreaux General area. Cicero Senior Lofts was awarded Low-Income Housing Tax Credits from the City of Chicago in October 2017. Cicero Senior Lofts will offer 8 studio, 46 one-bedroom, and 8 two-bedroom units. All 62 units will be adaptable with 4 units accessible. PRA rental subsidies will assist 15 one-bedroom units. Tenants will come from CHA Waitlists. **Thresholds RAD LLC**, an Illinois limited liability company has submitted applications to the

HUD to convert Graiss, Austin, and Rowen from the Moderate Rehabilitation program tenant protection vouchers to project-based vouchers (PBV) under the Rental Assistance Demonstration Second Component program (RAD2). Subject to HUD and CHA approvals, 146 total units in 3 separate properties will be preserved as affordable housing. In September, 2017 the CHA Board of Directors approved acceptance of RAD2 vouchers for the development and the assignment of up to 6 PRA vouchers to each of the 3 buildings. The RAD2 approval remains in effect. As part of the conversion process, the three properties under the Thresholds RAD LLC will complete necessary rehabilitation.

RESOLUTION NO. 2017-CHA-123

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2017 entitled “Recommendation to Execute 1) Agreement to enter into Housing Assistance Payments (AHAP) contract and Housing Assistance Payments (HAP) contract for A) 6145 North Broadway Apartments, B) Mark Twain Apartments, C) Warren Apartments, D) Clark-Estes Apartments, E) Englewood Phase I Apartments, F) Montclare Veteran’s Village of Roseland, G) Montclare Senior Residences of Calumet Heights, H) Cicero Senior Lofts, I) Thresholds RAD LLC; 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) Agreement to enter into Housing Assistance Payments (AHAP) contract and Housing Assistance Payments (HAP) contract for A) 6145 North Broadway Apartments, B) Mark Twain Apartments, C) Warren Apartments, D) Clark-Estes Apartments, E) Englewood Phase I Apartments, F) Montclare Veteran’s Village of Roseland, G) Montclare Senior Residences of Calumet Heights, H) Cicero Senior Lofts, I) Thresholds RAD LLC; and 2) all other documents as may be necessary or appropriate to implement the foregoing.

(Item 14)

CHA issued Request for Proposals (RFP) in August 2017 to solicit qualified accessibility consultants to provide authority-wide professional accessibility consulting services. Of the three proposals received, the Evaluation Committee recommended award of contract to LCM Architects, LLC. Accordingly, the resolution for Item 14 approves award of contract to LCM Architects, LLC for a not-to-exceed amount of \$1,174,099.00 to provide authority-wide professional accessibility consulting services for a base term of two years and two (2) one year options. LCM Architects will provide authority-wide professional accessibility consulting services at various points during the construction lifecycle process and will produce a new Transition Plan. The consultant will review plans and construction documents for rehabilitated, acquired or redeveloped housing and non-dwelling facilities for overall accessibility, perform on-site inspections of housing and non-dwelling facilities that are undergoing substantial renovation or are being newly constructed, complete independent third party certifications of rehabilitated or redeveloped public housing units and create a new Transition Plan to ensure CHA’s properties, practices and policies are in compliance.

RESOLUTION NO. 2017-CHA-124

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled “Recommendation to Award a Contract for Professional Accessibility Consulting 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 one (1) contract to provide professional accessibility consulting services at various CHA properties with LCM Architects, LLC, in a not-to-exceed amount of \$1,174,099.00 for a base term of two years and two (2) one year options. 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.

(Item 15)

The resolution for Item No. 15 approves the commitment of CHA funds not to exceed \$13,500,000 for John Pennycuff Memorial Apartments. In June 2017 under Resolution No. 2017-CHA-66, the CHA Board authorized the CHA loan not to exceed \$12.5 million for the John Pennycuff Memorial Apartments. There have been no major changes to the proposed development plan, design, or development team partners. The new development will continue to provide 47 of the 88 total new rental units for CHA residents. However, final construction costs for the proposed project are greater than initially projected. With this resolution, CHA requests authorization to increase its \$12.5 million loan by \$1 million to not exceed the revised total CHA loan amount of \$13.5 million. In addition, the developer agreed to increase its compliance by an additional \$1 million in contracts with Section 3 Job Order Contractors. The not-to-exceed \$13.5 million CHA funds will cover a portion of the project construction costs. CHA plans to provide approximately \$13.5 million, or \$287,234 for redevelopment of each of the 47 CHA units. The total estimated project budget of \$25.5 million for the development of John Pennycuff Memorial Apartments covers the new construction of one building.

RESOLUTION NO. 2017-CHA-125

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 21, 2017 entitled "Authorization to 1) Commit Chicago Housing Authority funds not to exceed \$13,500,000 for John Pennycuff Memorial Apartments and 4) 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 to: 1) Commit Chicago Housing Authority funds not to exceed \$13,500,000 for John Pennycuff Memorial Apartments and 2) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

(Item 16 – This Number Not Used)

The Motion to adopt the resolutions for Items 10 through 15 was seconded by Commissioner Markowski and the voting was as follows:

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

Nays: None

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

The Chairman then announced the formal resignation of Commissioner Mark Cozzi from the CHA Board of Commissioners to be effective as of November 21, 2017. Unfortunately, due to a scheduling conflict, Commissioner Cozzi was unable to attend his last meeting. In honor of Commissioner Cozzi's six years of outstanding service a plaque and resolution will be delivered to him.

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 45 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
Meghan Harte
John Hooker
Jack Markowski
Cristina Matos
Francine Washington

Absent: Mark Cozzi

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 Cozzi, the open and closed minutes for meetings of October 17, 2017 were approved as submitted.

The Chairman then announced that during Closed Session Commissioners discussed Item No. 17. A Motion to approve Item No. 17 was presented by Commissioner Matos

(Item 17)

The resolution for Item No. 17 approves the promotion of a current employee to the position of Chief of Development and ratifies the following Personnel Actions for employees below Grade Level 74: offer of employment to four applicants; temporary promotion of applicant to Procurement Specialist and promotion of two applicants; acceptance of retirement of 1 employee and acceptance of resignation of 5 employees.

RESOLUTION NO. 2017-CHA-126

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 21, 2017, entitled "Approval of Personnel Actions":

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

THAT, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt the resolution for Item 17 was seconded by Commissioner Brewer and the voting was as follows:

Ayes: Matthew Brewer
Craig Chico
Dr. Mildred Harris
John Hooker
Jack Markowski
Cristina Matos
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 November 21, 2017 was adjourned at approximately 11:50 a.m.

John Hooker, Chairman
Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records