



**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**Tuesday, November 16, 2021**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday November 16, 2021 at 60 E. Van Buren, Chicago, IL at approximately 8:30 a.m.

**Roll Call:**

The Chair called the meeting to order, the following members of the Board being present:

Angela Hurlock	Chair	Virtual attendance
Matthew Brewer	Commissioner	Virtual attendance
Luis Gutierrez	Commissioner	Virtual attendance
Dr. Mildred Harris	Commissioner	Virtual attendance
Meghan Harte	Commissioner	Virtual attendance
James Matanky	Commissioner	Virtual attendance
Debra Parker	Commissioner	Virtual attendance
Francine Washington	Commissioner	Virtual attendance

The following members of the Board were absent:

Bill Thanoukos	Commissioner
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The following others were also present:

Tracey Scott	Chief Executive Officer
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The Chair declared the presence of a quorum.

To protect the public's health in response to the COVID-19 pandemic and in compliance with 5 ILCS 120/7, Commissioners will be participating at this meeting by remote means only. Members of the public will be unable to attend this Board Meeting in person. The Chief Executive Officer of the Chicago Housing Authority has determined that public health concerns render in-person attendance of more than 10 people not feasible or prudent for purposes of the Open Meetings Act.



### **Closed Session:**

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioner Hurlock moved adjournment of meeting to Closed Session 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. The motion was seconded by Commissioner Washington. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried.

### **Open Meeting Reconvenes:**

The Chair called the meeting to order at approximately 9:20 a.m., the following members of the Board being present: Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington. Commissioner Thanoukos was not present at the meeting, and the Chair declared a quorum.

Chair Hurlock formally welcomed and introduced CHA’s newest Commissioner, Luis Gutierrez. Commissioner Gutierrez appointment was approved On Wednesday, October 27<sup>th</sup>, 2021, by the Chicago City Council.

### **Election of Officers**

Pursuant to Section 4 of the Bylaws, at the July 20<sup>th</sup> annual meeting, the election of officers was deferred. Therefore, Chairwoman Hurlock presented a Motion to nominate Commissioner Matthew Brewer to fill the position of Vice-Chairman. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Harris the voting resulted in unanimous vote for the election of Commissioner Brewer to the position of Vice-Chairman of the Chicago Housing Authority.

A nomination was then made by Chair Hurlock for Lee Chuc-Gill to continue to fill the position of Secretary and Custodian of Records. There being no other nomination on the slate, nominations were then closed and upon Motion made and properly seconded by Commissioner Washington the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Secretary, Custodian and Keeper of Records, for the Board of Commissioners of the Chicago Housing Authority.

Each of the officers so elected were present and accepted the offices to which they were elected.

### **Executive Director’s Update:**

In an effort to keep Commissioners, staff and the public informed, Chief Executive Officer Scott provided an overview of significant activities undertaken and being addressed by the Agency upon which the Board took no official action.



**Approval of Minutes:**

The Minute of the Regular and Closed Meeting of September 21, and Special Meeting of October 22, 2021 were presented for approval. Commissioner Matanky moved the minutes be accepted as presented. The motion was seconded by Commissioner Washington. Upon a roll call vote, seven Commissioners voted “aye” (Commissioners Brewer, Harris, Harte, Hurlock, Matanky, Parker and Washington); Commissioner Gutierrez abstained since he was not a member of the board at the time the September and the October meetings were held. The Chair declared the motion carried and the minutes approved.

**Presentation of Resolutions:**

**(Item 1)**

After presentation by staff, a brief discussion ensued. For the benefit of the public, staff was requested to clarify the definition of preservation; provide a high-level comparison of year over year expenses; and provide information to the public of guiding principles in preparing CHA’s annual budget, budget increase and summary of the FY2022 budget by Program. Board members commended staff for their comprehensive budget briefings and presentation.

**RESOLUTION NO. 2021-CHA-45**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2021 entitled “Recommendation to Approve the Chicago Housing Authority’s \$1.2 Billion Budget for 2022”;

**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 her designee to Approve the Chicago Housing Authority’s \$1.2 Billion Budget, and grants authorization to the Chief Executive Officer, or her designee, to make any final updates as deemed necessary;

**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;

**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;

**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: and

**THAT,**

the Board of Commissioners grants authorization to submit the Recommendation to Approve the Chicago Housing Authority's \$1.2 Billion Budget for 2022 to the US 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 updates.

**(Item 2)**

After presentation by staff, a brief discussion on the formation of the Chicago Metropolitan Housing Development Corporation was held.

**RESOLUTION NO. 2021-CHA-46**

**WHEREAS,**

the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2021 entitled "Recommendation to approve Chicago Housing Authority's separation from the Chicago Metropolitan Housing Development Corporation";

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

**THAT,**

the Board of Commissioners approves Chicago Housing Authority's separation from the Chicago Metropolitan Housing Development Corporation;

**THAT,**

the Chicago Metropolitan Housing Development Corporation is no longer an instrumentality of Chicago Housing Authority; and

**THAT,**

Chicago Housing Authority approves the Chicago Metropolitan Housing Development Corporation's Amended and Restated Articles of Incorporation and First Amended and Restated Bylaws.

**(Item 3)**

Commissioners did not have questions or comments regarding item No. 3.

**RESOLUTION NO. 2021-CHA-47**

**WHEREAS,**

the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2021 entitled "Authorization to enter an agreement with Infor (US), Inc. not-to-exceed amount of \$1,379,486 to provide support and maintenance for their proprietary Enterprise Resource Planning (ERP) System."



**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 her designee to enter into an agreement with Infor (US), Inc. not-to-exceed amount of \$1,379,486 to provide support and maintenance for their proprietary Enterprise Resource Planning (ERP) System.

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

**(Item 4)**

After presentation of Item No. 4, staff was requested to clarify the section title "Public Hearing" outlined in the OIG's Rules and Regulations and post-employment restrictions.

**RESOLUTION NO. 2021-CHA-48**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2021 entitled: "Recommendation to approve revised Office of the Inspector General Charter, Rules and Regulations, and Standards of Conduct";

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority hereby finds and determines that it is necessary and in the best interests of the Authority to amend the Office of the Inspector General (OIG) Charter, Rules and Regulations, and Standards of Conduct by adopting the revised OIG Charter, OIG Administrative and Procedural Policies, and OIG Standards of Conduct as set forth in Exhibits A-C attached hereto;

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

**THAT,** Section 1. Incorporation of Recitals. The recitals set forth above are hereby found to be true and correct and are incorporated in their entirety as if fully set forth in this Section 1.

**THAT,** Section 2. Approval and Adoption of the Inspector General Charter, OIG Administrative and Procedural Policies, and OIG Standards of Conduct. The Inspector General Charter, OIG Administrative and Procedural Policies, and OIG Standards of Conduct, in substantially the form attached hereto as Exhibits A-C, are hereby approved and adopted.

**THAT,** Section 3. Effective Date. This Resolution shall be in full force and effect after its passage as provided by law.



**(Item 5)**

In response to a series of specific waitlist questions from Commissioners on the Housing Assistance Payments (HAP) contract with a) 1237 N California Family, b) Englewood Phase I, and c) Roosevelt NPHM Apartments, staff provided relevant information on the process in which the project base housing units will be occupied and waitlist preference. Staff was then requested to provide an update to the Board at the January 2022 meeting on the length of time people spend, on average, on CHA's waitlist.

**RESOLUTION NO. 2021-CHA-49**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated November 16, 2021 entitled "Recommendation to Execute a Housing Assistance Payments (HAP) contract with a) 1237 N California Family, b) Englewood Phase I, and c) Roosevelt NPHM 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 her designee to execute; 1) an Agreement to enter into a Housing Assistance Payments (AHAP) contract; 2) a Housing Assistance Payments (HAP) contract; and 3) all other documents as may be necessary or appropriate to implement the foregoing with a) 1237 N California Family Apartments, b) Englewood Phase I Apartments, and c) Roosevelt NPHM Apartments.

**(Item 6)**

After presentation by staff, a brief discussion ensued. Matters discussed included: condition of units, inspection of units and funding for upgrades to the units.

**RESOLUTION NO. 2021-CHA-50**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated November 16, 2021 entitled "Recommendation to Assign the Ground Lease, Assign and Extend the PBV Housing Assistance Payments Contract with South Park Preservation 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 her designee to 1) Execute the Assignment of the Ground Lease underlying the subject land; 2) Assign the Housing Assistance Payments (HAP) contract for 34



Project Based Vouchers; 3) Extend the HAP through April 30, 2045; and 4) Execute all other documents as may be necessary or appropriate to implement the foregoing with South Park Preservation Apartments.

**(Item 7)**

In response to the presentation by staff, a brief question and answer session ensued. Matters discussed included: virtual programming; resident's participation and program outcome; program descriptions; and funding reimbursements. Commissioners expressed their gratitude for the programs offered by the Chicago Park District to CHA residents.

**RESOLUTION NO. 2021-CHA-51**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2021, entitled "Recommendation 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 her designee, to enter into an Intergovernmental Agreement with the Chicago Park District for a two-year base term from January 1, 2022 through December 31, 2023 for an approximate value of \$1,100,000.00, with three (3), one-year option terms to provide year-round park district programs for Chicago Housing Authority residents for an approximate aggregate value not to exceed \$2,750,000.

The Board of Commissioners delegates authority to the Chief Executive Officer to use her discretion to exercise the option year terms and determine option year term contract values based on service utilization. The Chief Executive Officer shall not exercise more than one option year term in any year.

**(Item 8)**

After presentation by staff a brief discussion ensued. Staff was asked to clarify the funding for RAD units outlined in CAC's budget and method in which CAC's election will take place.

**RESOLUTION NO. 2021-CHA-52**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2021 entitled "Authorization to Enter into a Funding Agreement with the Central Advisory Council."

**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 her designee, to enter into a Funding Agreement with the Central Advisory Council for a base term from January 1, 2022 through December 31, 2022 for an aggregate contract value of \$740,000.00, comprised of approximately \$540,000.00 for base operating expenses and \$200,000.00 for election expenses.

**Presentation of Resolutions from Closed Session:**

**(Item 9)**

**RESOLUTION NO. 2021-CHA-53**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 16, 2021, 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 10)**

**RESOLUTION NO. 2021-CHA-54**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2021 entitled “Recommendation for actions necessary for the closing of Roosevelt Square Phase I Recapitalization and Phase 3B including: to loan an amount not to exceed \$12,500,000; to loan proceeds from the partial repayment of the CHA Phase I loan; to enter into an Illinois Affordable Housing Tax Credit (IAHTC) loan; and to execute a Rental Assistance Demonstration project-based voucher housing assistance payment contract.”

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

**THAT,** the Chief Executive Officer or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$12,500,000 for redevelopment of the Roosevelt Square Phase 3B site; and

**THAT,** the Chief Executive Officer or her designee may also loan proceeds from the repayment of the CHA Phase I loan to the extent determined by CHA to be necessary to bridge a gap in funding for Roosevelt Square Phase 3B at terms acceptable to CHA ; and





- THAT,** the Chief Executive Officer or her designee may also loan the value of the land or proceeds from the sale of Illinois Affordable Housing Tax Credits generated as a result of CHA donating the value of CHA land; and
- THAT,** the Chief Executive Officer or her designee may submit a Rental Assistance Demonstration (RAD) application, financing plan and any other HUD Faircloth to RAD certification required in connection with the public housing units within Phase 3B; and;
- THAT,** the Chief Executive Officer or her designee may submit a Development Proposal and Disposition Application for properties located within Phase 3B to HUD; and
- THAT,** the Chief Executive Officer or her designee may submit evidentiary documents to HUD; and
- THAT,** the Chief Executive Officer or her designee may convey the Roosevelt Square Phase 3B land by ground lease; and
- THAT,** the Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

This resolution is subject to the Owner/Developer's compliance with the CHA's MBE/WBE/DBE/Section 3 Hiring and Subcontracting and insurance requirements.

**Public Participation:**

Based on CHA's public participation rules for board meetings conducted by videoconference, each registered speaker was granted two minutes to address the Board. Responses to comments presented during Public Participation will be distributed at the next Board meeting and posted on CHA's website. Written comments addressed to the Board will be made available for Commissioners' review and responded to by the next scheduled board meeting.

Commissioner Hurlock presented an Omnibus motion for approval of the recommendations set forth in the Board Reports for Items No. 1 through 10. Commissioner Matanky seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" on all items (Commissioners Brewer, Harris, Harte, Hurlock, Matanky, and Parker); except Commissioner Washington recused from voting on Item No. 8. Commissioner Gutierrez abstained from voting on all items since he was not a member of the board at the time the September and the October meetings were held. The Chair declared the motion carried and said resolutions approved for Items No. 1 through 10.



**Adjournment:**

There being no further business to come before the meeting, Commissioner Washington moved approval to adjourn the meeting. Commissioner Parker seconded the motion. Upon a roll call vote, eight Commissioners voted “aye” (Commissioners Brewer, Gutierrez, Harris, Harte, Hurlock, Matanky, Parker, and Washington) and no Commissioner voted “nay”. The Chair declared the motion carried. The meeting was adjourned at approximately 11:30 am.

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

January 18, 2022  
Date These Minutes Approved