



# Chicago Housing Authority

60 E Van Buren St  
Chicago, IL 60605

## Real Estate Operations Development Committee

### Meeting Minutes - Final

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**Monday, March 24, 2025**

**8:40 AM**

**CHA Corporate Offices**

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#### **Rescheduled Meeting**

The Rescheduled meeting of the Real Estate Operations Development Committee was held on Monday, March 24, 2025, at CHA Corporate Offices, 60 E. Van Buren, 7th Floor, in Chicago, Illinois at approximately 9:50 a.m.

#### **I. Roll Call**

Committee Chair James Matanky, called the meeting to order, the following members of the Committee being present:

**Present:** Luis Gutierrez, Mildred Harris, James Matanky and Debra Parker

**Absent:** Jawanza Malone

The following Board members were also present but were not counted for the quorum:

Matthew Brewer	Interim Chairman
LaShawn Cobb	Commissioner
Juliana Gonzalez-Crussi	Commissioner
Francine Washington	Commissioner

The Committee Chair declared the presence of a quorum.

The following others were also present:

Angela Hurlock	Interim Chief Executive Officer
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#### **II. Approval of Minutes**

Approval of Minutes for Real Estate Operations Development Committee Meeting of January 21, 2025.

Chairman Matanky moved approval of the recommendation. Commissioner Parker seconded the motion. Upon vote, the Chair declared the motion carried and said Minutes approved. The motion carried by the following vote:

**Aye:** Commissioner Gutierrez, Commissioner Harris, Chairman Matanky and Commissioner Parker

**Nay:** None

### III. Resolutions

Commissioner Malone joined the meeting at approximately 10:15 a.m.

- 1 Authorization to extend the Housing Assistance Payments contract with a) Nuestro Hogar Apartments, b) Wrightwood Senior Apartments, c) Englewood Permanent Supportive Housing, and d) 3714 Wrightwood Apartments.

**Attachments:** [Approved Board Letter Resolution No. 6-HAP Contract Extensions Nuestro Hogar, Wrightwood, Englewood and 3714 Wrightwood Apts.](#)

The resolution for Item No. 1 extends Housing Assistance Payments contract with Nuestro Hogar Apartments, Wrightwood Senior Apartments, Englewood Permanent Supportive Housing and 3714 Wrightwood Apartments. **Nuestro Hogar Apartments** is a 2-building, 31-unit development located in Chicago's West Humboldt and Humboldt Park communities. It is recommended to extend the contract an additional 25 years to assure that affordable housing remains available. PBVs will assist 12 family units (6 two-bedroom and 6 three-bedroom) with applicants referred from the CHA waitlist: **Wrightwood Senior Apartments** is an 85-unit, elevator-served building providing affordable housing to seniors in Chicago's Ashburn community. Seventeen of the units are wheelchair accessible, three units are accessible for the hearing impaired, and the remaining units are adaptable. It is recommended to extend the HAP contract an additional 15 years to assure that seniors from the CHA waitlist have access to affordable housing. **Englewood Permanent Supportive Housing** is a 99-unit, 6-story, elevator-served studio building. CHA provides rental assistance to 50 studio units for homeless individuals from the CHA waitlist. A HUD-funded Supportive Housing Program provides rental assistance to the remaining 49 units. It is recommended to extend the PBV contract an additional 25 years to continue CHA's commitment to Chicago's Plan to End Homelessness and assure that homeless applicants from the CHA waitlist have access to permanent supportive housing opportunities. **3714 Wrightwood Apartments** is a 3-story, 12-unit, walk-up residential building located in Chicago's Logan Square community. On June 15, 2015, CHA executed a 10-year PBV contract to provide rental assistance to five units for families from the CHA waitlist: 1 one-bedroom, 2 two-bedroom, 1 three-bedroom and 1 four-bedroom unit. It is recommended to extend the PBV HAP contract an additional 15 years to assure that affordable housing is available.

- 2 Authorization to execute a Housing Assistance Payments contract with a) Leland Apartments and b) 5853 N Broadway Apartments.

**Attachments:** [Approved Board Letter Resolution No. 7-HAP Contracts Leland and 5853 N. Broadway Apartments](#)

The resolution for Item No. 2 approves an Agreement to enter into a Housing Assistance Payments (AHAP) contract and a corresponding Housing Assistance Payments (HAP) contract for Leland Apartments and 5853 N Broadway Apartments. Leland Apartments is an existing 137-unit, 6-story, elevator-served residential property constructed in 1927. After rehab, the Leland will offer 107 studio units including 17 accessible, 93 adaptable, and 3 sensory units. It is recommended to expand CHA's partnership in Chicago's Plan to End Homeless and increase PBV assistance to the Leland Apartments as follows: 44 total PBV unit and 22 total VASH PBV units. 5853 N. Broadway is a new construction, 90-unit, 11-story, elevator-served, mixed-use property located in Chicago's Edgewater community. The building will contain 30 one-bedroom, 50 two-bedroom, and 10 three-bedroom units including 9 accessible, 81 adaptable, and 4 sensory units. Project Based Vouchers will assist 23 units for families from the CHA waitlist: 10 one-bedroom, 10 two-bedroom, and 3 three-bedroom units.

- 3 Authorization for actions necessary for the closing of Southbridge 1C.

**Attachments:** [Approved Board Letter Resolution No. 8-Southbridge 1C Closing](#)

The resolution for Item No. 3 authorizes the Interim CEO or her designee to loan CHA funds in an amount not to exceed \$10,000,000; and submit a RAD application financing plan and evidentiary documents for the closing of Southbridge 1C. Southbridge 1C is the third phase of the development. Southbridge 1C will consist of a 12-story, new-construction, mixed-income, mixed-use, transit-oriented building. The apartments will be studio, one and two-bedroom units. 29 CHA units will be subsidized using RAD project-based vouchers.

- 4 Authorization to enter into a Cooperative Purchasing Agreement with Lowe's Home Centers, LLC for maintenance, repair, and operating supplies referencing Region 4 Education Service Center's agreement number R240805.

**Attachments:** [Approved Board Letter Resolution No. 9-Lowe's Cooperative Purchasing Agreement](#)

The resolution for Item No. 4 approves the award of contract to Lowe's in the approximate aggregate value of \$30,076,200 consisting of an aggregate original contract value of \$17,509,900 for a 2-year, 7-month base term from April 1, 2025 through October 31, 2027; and two option years in the combined amount of \$12,566,300 to provide maintenance, repair, and operating supplies. The recommended vendor was selected through a competitive procurement process in accordance with HUD regulation CFR 200.318. The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee determined that Lowes Home Centers, LLC demonstrated the ability to provide the products and services outlined in the solicitation while offering competitive pricing to members.

- 5 Authorization to enter into a Cooperative Purchasing Agreement with W.W. Grainger, Inc for maintenance, repair, and operating supplies referencing City of Tucson, AZ agreement number 240078.

**Attachments:** [Approved Board Letter Resolution No. 10-Grainger Cooperative Purchasing Agreement](#)

The resolution for Item No. 5 approves award of contract to W.W. Grainger in the approximate aggregate value of \$10,936,500 consisting of an aggregate original contract value of \$6,367,000 for a 2-year, 9-month base term from April 1, 2025 through October 31, 2027; and two option years in the combined amount of \$4,569,500 to provide maintenance, repair, and operating supplies. The terms of CHA's cooperative agreement will be concurrent with the terms of the master agreement with City of Tucson, AZ. The recommended vendor(s) were selected through a competitive procurement process in accordance with HUD regulation CFR 200.318. The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee determined that Lowes Home Centers, LLC demonstrated the ability to provide the products and services outlined in the solicitation while offering competitive pricing to members.

6 This Number not used.

### Public Participation

Based on CHA's public participation rules for board meetings, 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.

### IV. Recess of Committee Meeting

The Committee meeting was suspended for approximately 35 minutes due to inappropriate conduct by a meeting attendee while staff and attending guests were presenting information to the Board.

#### I. Committee Meeting Resumes-Roll Call

**Present:** Luis Gutierrez, Mildred Harris, Jawanza Malone, James Matanky and Debra Parker

**Absent:** None

#### Omnibus Motion

Chairman Matanky presented an Omnibus Motion for approval of the recommendations set forth in the Board Reports. Commissioner Parker seconded the motion. Upon vote, the Chair declared the motion carried and said resolutions approved. The motion carried by the following vote:

**Aye:** Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Chairman Matanky and Commissioner Parker

**Nay:** None

### IV. Adjournment

There being no further business to come before the meeting, Chairman Matanky moved approval of the recommendation. Commissioner Parker seconded the motion. Upon vote, the Chair declared the motion carried and said approved. The motion carried by the following vote:

**Aye:** Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Chairman Matanky and Commissioner Parker

**Nay:** None

The meeting was adjourned at approximately 11:20 a.m.

S/B: Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records

May 27, 2025  
Date These Minutes Approved