



Chicago Housing Authority

Real Estate Operations Development Committee

Agenda

60 E Van Buren St
Chicago, IL 60605

Monday, March 24, 2025

8:40 AM

CHA Corporate Offices

Rescheduled Meeting

I. Roll Call

II. Approval of Minutes

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

III. Resolutions

- 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.
Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer
- 2** Authorization to execute a Housing Assistance Payments contract with a) Leland Apartments and b) 5853 N Broadway Apartments.
Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer
- 3** Authorization for actions necessary for the closing of Southbridge 1C.
Presenter: Lee Pratter, Deputy Chief Development Officer
- 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.
Presenter: Leonard Langston, Interim Chief Property Officer
- 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.
Presenter: Leonard Langston, Interim Chief Property Officer
- 6** This Number not used.

Public Participation

IV. Adjournment



Board Letter

Agenda Date: March 24, 2025

Agenda #: 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.

| Development Address | Community Area | Target Population |
|---|----------------|-------------------|
| Nuestro Hogar Apartments 1314-18 North Karlov Avenue / 4101-03 West Kamerling Avenue 3653-57 West Wabansia Avenue | Humboldt Park | Families |
| Wrightwood Senior Apartments 2815 West 79 th Street | Ashburn | Seniors |
| Englewood Permanent Supportive Housing 901 West 63rd Street | Englewood | Homeless |
| 3714 Wrightwood Apartments 3714-16 West Wrightwood Avenue | Logan Square | Families |

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

It is recommended that the Board of Commissioners of the Chicago Housing Authority (CHA) authorize the Interim Chief Executive Officer or her designee to extend the 1) Housing Assistance Payments (HAP) contract with a) Nuestro Hogar Apartments, b) Wrightwood Senior Apartments, c) Englewood Permanent Supportive Housing, and d) 3714 Wrightwood Apartments; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

The requested action complies in all material respects with applicable CHA Board policies and all applicable federal, state and local laws. Staff have completed all necessary due diligence to support the submission of this initiative.

Property Summary and Estimate Contract

A HAP contract shall be issued for the following Developments utilizing funding from the Housing Choice Voucher (HCV) program:

| Development Owner/Developer | Contract Type & Term | Total # Units | PBV Units | Initial Estimated Contract | Total Estimated Contract |
|--|----------------------|---------------|-----------|----------------------------|--------------------------|
| Nuestro Hogar Humboldt Park Cooperative Limited Partnership | HAP 25 years | 31 | 12 | \$ 198,216 | \$ 6,348,918 |
| Wrightwood Senior Apartments 79th Street Limited Partnership | HAP 15 years | 85 | 17 | \$ 167,100 | \$ 2,889,730 |
| Englewood Permanent Supportive Housing 901 West 63 rd Limited Partnership | HAP 25 years | 99 | 50 | \$ 618,000 | \$ 19,794,725 |
| 3714 Wrightwood Apartments 3714 W Wrightwood LLC | HAP 15 years | 12 | 5 | \$ 153,360 | \$ 2,652,118 |

Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy.

NUESTRO HOGAR APARTMENTS is a 2-building, 31-unit development located in Chicago’s West Humboldt and Humboldt Park communities. The two vintage buildings provide affordable housing to families. Both buildings offer on-site laundry and parking. Recent renovations to the buildings include updated laundry and lighting. Through grant funding, the Wabansia building installed an electric heat pump system, electric stoves and the updated air conditioners were installed.



A 15-year Project Based Voucher (PBV) contract with Nuestro Hogar Apartments was executed December 22, 2010. It is recommended to extend the contract an additional 25 years to assure that affordable housing remains available. PBVs assist 12 family units with applicants referred from the CHA waitlist: 6 two-bedroom and 6 three-bedroom units. Participants are responsible for all electricity, including heat and cooking. A range and refrigerator are provided for families.

Humboldt Park Limited Partnership is owned and managed by Bickerdike Redevelopment Corporation. Bickerdike was formed more than 55 years ago by West Town residents, community activists, and neighborhood leaders to address the affordable housing shortage in the area. Bickerdike works in 29 of Chicago’s communities north of Lake Street and has invested more than \$600 million to construct or rehabilitate 2,267 affordable rental and for-sale

properties. The development corporation owns and manages 1,194 rental homes in 140 buildings. CHA partners with Bickerdike Redevelopment through the PBV program at Boulevard Apartments (5 units), Howard Apartments (12 units), Rosa Parks Apartments (26 units), and Zapata Apartments (9 units).

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. On-site laundry facilities, an exercise room, and equipment and storage units are available for residents.



A 15-year PBV contract was executed August 1, 2010. 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. PBVs assist 17 units: 15 one-bedroom and 2 two-bedroom. Owners provide heat. Tenants are responsible for all electricity, including cooking. An electric range and refrigerator are provided for residents.

Wrightwood Senior Apartments is owned by **79th Street Limited Partnership** and managed by **Ludwig and Company**. Ludwig and Company manage 68 apartment communities containing affordable and market rate units in 7 states. In addition to Wrightwood Senior Apartments, Ludwig and Company partners with CHA at Pullman Artspace (7 PBV units).

ENGLEWOOD PERMANENT SUPPORTIVE HOUSING

is a 99-unit, 6-story, elevator-served studio building. The building offers community spaces, classrooms, a computer library, office space for an on-site property manager and case workers, shared laundry facilities, and on-site parking. 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.



A 15-year PBV contract was executed on September 16, 2010. 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. Units are furnished with a bed, dresser, range and refrigerator. All utilities are included. On-site supportive housing is available and assist residents address health, substance abuse, mental illness and other issues to support housing stability.

901 West 63rd Limited Partnership is an ownership entity of **Mercy Housing Lakefront**. Mercy works to create stable, vibrant, and healthy communities by developing and operating affordable, program-enriched housing. Mercy owns and operates 42 residential properties in Illinois, Wisconsin and Indiana – assisting more than 7,000 people annually. Mercy partners with the CHA’s PBV program at Belray Apartments (70 PBV units), Holland House (70 PBV units), Major Jenkins (76 PBV units), Schiff Residences (46 PBV units), and Wentworth Commons (10 PBV units).

3714 WRIGHTWOOD APARTMENTS

is a 3-story, 12-unit, walk-up residential building located in Chicago’s Logan Square community. In 2013, the failed condominium development was in receivership through the City of Chicago’s Troubled Building Initiative. 3714 West Wrightwood LLC purchased the property and returned it to quality housing by performing a gut rehab -- replacing all building systems including plumbing, electrical, heating, air conditioning as well as unit updates, including kitchens and baths.



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. Tenants at 3714 Wrightwood Apartments are responsible for all utilities including gas for heating and cooking, and all other electricity. A refrigerator, stove, and in-unit washer and dryer are provided for tenant use.

3714 W Wrightwood LLC was formed in 2013 by Trent Anderson. As real estate successes grew, **Sharp Rose LLC** was established to develop and manage residential properties in the city of Chicago. Today, Sharp Rose manages nearly 900 units in 60 buildings, including 3714 Wrightwood Apartments, CHA’s HCV program, and Chicago’s Plan to End Homelessness. This is the only PBV partnership.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



RESOLUTION NO. 2025-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 24, 2025 entitled “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.

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

THAT, The Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to 1) extend the Housing Assistance Payments (HAP) contract with a) Nuestro Hogar Apartments, b) Wrightwood Senior Apartments, c) Englewood Permanent Supportive Housing, and d) 3714 Wrightwood Apartments; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

**Matthew Brewer
Interim Chairman
Chicago Housing Authority**



Board Letter

Agenda Date: March 24, 2025

Agenda #: 2

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

| Development Address | Community Area | Target Population |
|---|----------------|-------------------|
| Leland Apartments 1201-07 West Leland Avenue | Uptown | Supportive |
| 5853 N Broadway Apartments 5853 North Broadway Avenue | Edgewater | Family |

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

It is recommended that the Board of Commissioners of the Chicago Housing Authority (CHA) authorize the CHA’s Interim Chief Executive Officer, or her designee, to execute an Agreement to enter into a Housing Assistance Payments (AHAP) contract, a corresponding Housing Assistance Payments (HAP) contract, and all other documents required to implement such items for a) Leland Apartments and b) 5853 N Broadway Apartments. CHA’s commitment of Project Based Vouchers will expire December 31, 2026, should any project not secure financing approvals.

The requested action complies in all material respects with applicable CHA Board policies and all applicable federal laws. Staff have completed all necessary due diligence to support the submission of this initiative.

Property Summary and Estimated Contract

A HAP contract shall be issued for the following Developments utilizing funding from the Housing Choice Voucher (HCV) program:

| Development Name Owner Entity | Contract Type & Term | Total # Units | PBV Units | Initial Estimated Contract | Total Estimated Contract |
|---|-------------------------|---------------|-------------------|----------------------------|--------------------------|
| Leland Apartments MHL 7 Leland LP | AHAP HAP 30 years | 107 | 44 PBV 22 VASH | \$925,848 | \$37,559,875 |
| 5853 N Broadway Apartments 5853 Broadway LP | AHAP HAP 30 years | 90 | 23 | \$618,048 | \$25,073,020 |

Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy.

LELAND APARTMENTS

is an existing 137-unit, 6-story, elevator-served residential property constructed in 1927. The Leland went into the receivership under the City's Troubled Buildings Initiative in 2023. Mercy Housing Lakefront proposes to redevelop the residential building to assure that there is quality supportive housing available. After rehab, the Leland will offer 107 studio units including 17 accessible, 93 adaptable, and 3 sensory units. Rehabilitation work will include refurbishing the fire suppression, electrical, plumbing, HVAC, and elevator systems; installation of a new roof, windows, and insulation; renovation of the shared laundry room with new washers and dryers; and units upgrades including new flooring, cabinets, and appliances. Construction is estimated to take 12 months with residents temporarily moved off-site while work is completed.



A 10-year Housing Assistance Payments (HAP) contract was executed in October 2005 for 14 PBV units and was extended in 2016 through September 30, 2031, for individuals from the CHA waitlist. In 2018, CHA executed a 30-year Veterans Affairs Supportive Housing (VASH) PBV contract for 20 VASH PBV units. The US Department of Veterans Affairs (VA) refers all VASH PBV participants and provides on-site supportive services at the Leland.

It is recommended to expand CHA's partnership in Chicago's Plan to End Homeless and increase PBV assistance to the Leland Apartments:

- 44 total PBV units (30 additional PBV units) for applicants from the CHA waitlist with a preference for homeless individuals, including 10 units cross-matched with the Illinois State Referral Network.
- 22 total VASH PBV (2 additional VASH PBV units). referred from the VA for homeless veterans that need supportive housing. VA has recommended an additional 2 VASH PBV units.

Leland Apartments will provide access to a community room, exercise room, front desk security coverage, and on-site property management and supportive services. Units will be furnished with a bed, dresser, small dinette set, electric range and refrigerator. All utilities are provided by the building, including electricity.

Property Owner / Manager / Supportive Services: **MHL 7 Leland LP** is the ownership entity of **Mercy Housing Lakefront (MHL)**. MHL is the Midwest affiliate of Mercy Housing, a national non-profit organization founded in the early 1980s and committed to creating affordable housing to establish engaged, strong, and inclusive communities. Mercy Housing has developed more than 48,000 residential units nationwide. MHL currently owns 53 multi-family properties containing 5,632 residential units across Illinois, Indiana, and Wisconsin.

Mercy Housing Management (MHM) was formed in 1983 to provide property management and manages 21 properties containing 18,418 units across 21 states. MHM partners with CHA at six PBV developments: Belray Apartments (70 units), Holland House (70 units), Major Jenkins (76 units), Near North Apartments (42 units), Englewood Permanent Supportive Housing (50 units), and Wentworth Commons (10 units). MHM also provides property management for CHA at Lofts on Arthington (66 units).

Mercy Housing Lakefront (MHL) Health Services Team will provide supportive services. MHL Health Services provides a variety of health and wellness services. Through case management, initial needs assessments are conducted individually for each resident and an individualized care plan is developed. MHL Health Services also provides health referrals, counselling, art therapy, and health education workshops. The **US Department of Veterans Affairs (VA)** will provide supportive services to 22 VASH PBV units.

5853 N BROADWAY APARTMENTS

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. The mixed-use building will offer a library and community co-working space on the lower floors. The residential portion of the building will provide shared laundry facilities, a roof deck, bike storage, 17 parking spaces, a key fob / buzzer entry system, and main entrance security desk.



The development site is the city-owned, 48th Ward Streets and Sanitation yard and a one-story building that will be razed.

Project Based Vouchers will assist 23 units for families from the CHA waitlist: 10 one-bedroom, 10 two-bedroom, and 3 three-bedroom units. Units will provide an electric range and refrigerator for tenant use. Tenants will be responsible for all electricity including heating and cooking.

Property Owner / Manager: **5853 Broadway LP** is an affiliate of **Bickerdike Redevelopment Corporation**. Bickerdike was formed in 1967 by West Town residents, community activists, and neighborhood leaders to address the affordable housing shortage in the area. The organization works in 29 of Chicago's communities north of Lake Street and has invested more than \$600 million to construct or rehabilitate 2,267 units of affordable rental and for-sale properties. BRC owns and manages 1,194 rental homes in 140 buildings. Bickerdike partners with CHA's PBV program at Boulevard Apartments (12 units), Howard Apartments (12 units), Rosa Parks Apartments (26 units), Nuestro Hogar Apartments (12 units), Zapata Apartments (18 units). Additionally, Bickerdike manages Lucy Gonzalez Parsons Apartments (50 RAD PBV units).

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



RESOLUTION NO. 2025-CHA-

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 24, 2025, entitled “Authorization to execute a Housing Assistance Payments contract with a) Leland Apartments and b) 5853 N Broadway Apartments”.

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

THAT, The Board of Commissioners authorizes the Interim Chief Executive Officer, or her designee, to execute an Agreement to enter into a Housing Assistance Payments contract, a corresponding Housing Assistance Payments contract and all other documents required to implement such items for a) Leland Apartments and c) 5853 N Broadway Apartments.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



Board Letter

Agenda Date: March 24, 2025

Agenda #: 3

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

| Development Address | Community Area | Target Population |
|------------------------------|-----------------|-------------------|
| 2311-2315 South State Street | Near South Side | Family |

Presenter: Lee Pratter, Deputy Chief Development Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Interim CEO or her designee to: 1) loan CHA funds in an amount not to exceed \$10,000,000; 2) submit a Rental Assistance Demonstration (“RAD”) application and financing plan to the United States Department of Housing and Urban Development (“HUD”); 3) submit evidentiary documents to HUD; and 4) execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Property Summary and Estimated Contract

| CHA Loan Source | Type of Loan | Not to Exceed Amount |
|-----------------|------------------------|----------------------|
| CHA Funds | Construction/Permanent | \$10,000,000 |

| Contract Term | Total Units | RAD PBV Units | Initial Estimated Contract – 1 st Year | Total Estimated Contract – 20 Years |
|---|-------------|---------------|---|-------------------------------------|
| RAD HAP 20 years (with automatic renewal) | 80 | 29 | \$73,596 | \$1,471,920 |

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

Funding

MTW Funds

Compliance

Subject to compliance with M/W/DBE & Section 3 Participation.

Developer

The Developer for Southbridge 1C is Ickes Master Developer JV LLC. Ickes Master Developer JV LLC is comprised of The Community Builders, Inc. (“TCB”) and McCaffrey Interests, Inc. (“MI”). TCB, head quartered in Boston, has experience creating mixed-income communities in Chicago and nationally. TCB is led by Bart Mitchell, President and CEO.

MI has experience leasing retail and commercial space with both national and local operators. Recent examples of MI's mixed-use projects include Roosevelt Collection and Harper Court Redevelopment. McCaffrey, led by Dan McCaffrey, has offices in Chicago, Pittsburgh, Greater District of Columbia, and Denver.

Background and Approach

The former Harold Ickes Homes consisted of approximately 1,000 family units on approximately 11 acres. The units were demolished in 2010 to redevelop the site into a mixed-income mixed-use community.

On June 20, 2015, the CHA Board approved the selection of the Ickes Master Developer JV LLC, comprised of The Community Builders, Inc. and McCaffrey Interests, Inc. to lead the redevelopment of the Harold Ickes site.

To date the development team has delivered two residential phases comprised of 206 total units including 68 CHA units and 15,150 square-feet (SF) of commercial space.

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.

The proposed Southbridge 1C bedroom and income mix will consist of the following.

| Unit Type | CHA | Affordable | Market | Total |
|------------------|------------|-------------------|---------------|--------------|
| Studio | 0 | 6 | 14 | 20 |
| One-Bedroom | 26 | 5 | 19 | 50 |
| Two-Bedroom | 3 | 4 | 3 | 10 |
| Total | 29 | 15 | 36 | 80 |

The 29 CHA units will be subsidized using RAD project-based vouchers.

The first floor of Southbridge 1C will contain approximately 1,470 SF of commercial space and 2,505 SF of community space.

Property Profile

Rendering:



Site Plan:



Tenant Selection Plan

The Tenant Selection Plan will be consistent with the existing management documents approved for Southbridge 1A and 1B.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 3

RESOLUTION NO. 2025-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 24, 2025, entitled “Authorization for actions necessary for the closing of Southbridge 1C”.

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

THAT, the Interim Chief Executive Officer, or her designee may loan Chicago Housing Authority funds in an amount not to exceed \$10,000,000 for the redevelopment of Southbridge 1C; and

THAT, the Interim Chief Executive Officer, or her designee may submit a Rental Assistance Demonstration (“RAD”) application, financing plan and any other RAD certification required; and

THAT, the Interim Chief Executive Officer, or her designee may submit evidentiary documents to United States Department of Housing and Urban Development (“HUD”); and

THAT, the Interim 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 Diversity Contract Compliance and insurance requirements.

Mathew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: March 24, 2025

Agenda #: 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.

Presenter: Leonard Langston, Interim Chief Property Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the award of contract to the below listed contractor 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 terms of CHA’s cooperative agreement will be concurrent with the terms of the master agreement with Region 4 Education Service Center.

The Board further authorizes the Interim CEO to approve each request to exercise the options awarded under the contract.

| Recommended Awardee | Base Contract Value | Base Term | Option Terms | Total Contract Value |
|---------------------|---------------------|-------------------|--|----------------------|
| Lowe’s | \$17,509,900 | 2-Years, 7-Months | 1 st Option: \$6,190,300 2 nd Option: \$6,376,000 | \$30,076,200 |
| Total: | \$17,509,900 | | \$12,566,300 | \$30,076,200 |

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

Funding

MTW Funds

Background

Maintenance, repair, and operations (“MRO”) is the preservation required to keep property systems and equipment in operating condition. MROs include industrial equipment, cleaning supplies and materials such as flooring, paint, light fixtures, and countertops. An MRO agreement will assist with preventive maintenance, stock inventory, and reduce response time for emergency repairs. The executed cooperative agreement will provide supply and delivery of various resources, including refrigerators, ranges, cleaning supplies, HVAC supplies, plumbing

supplies, and construction materials for unit renovations. Executing a cooperative agreement with Region 4 ESC and Lowe's will ensure uninterrupted provision of maintenance, repair, and operating supplies that are required for day-to-day operations.

The Contract is based on the need to provide the economic benefits of volume purchasing and reduction in administrative costs through cooperative purchasing to schools and other members.

National Contract

OMNIA Partners is the largest and most experienced purchasing organization for public and private sector procurement. OMNIA Partners provides shared services and supply chain optimization to government, education, and the private sector. Participating Public Agencies benefit from pricing based on aggregate spend and the convenience of a contract that has already been advertised and publicly competed. Through the economies of scale created by OMNIA Partners public sector participants have access to more competitively solicited and publicly awarded agreements.

The contracts are national level contracts that are volume based on the participation from the consortium members. Each service or commodity is procured by a lead agency on behalf of the participating members. Each Lead agency is required to follow traditional procurement processes which includes RFPs, evaluation committees and approval by their respective governing boards.

While no minimum volume is guaranteed to the Contractor, the estimated annual volume of Maintenance, Repair and Operations (MRO) Supplies, Equipment and Related Products and Services purchased under the Master Agreement through OMNIA Partners is approximately \$350,000,000. This projection is based on the current annual volumes among Region 4 ESC, other Participating Public Agencies anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners, and volume growth into other Public Agencies through a coordinated marketing approach between the Contractor and OMNIA Partners.

Discounts and Rebates are as followed:

- Minimum Discount of 5% for all items purchased.
- 10% - 20% Discount on large orders over \$1000.
- Up to 25% Discount on seasonal bundled orders.
- 7% Discount after all transactions in a calendar year (Jan 1 through Dec 31).

As purchasing volumes grows nationally, all participating members can take advantage of deeper discounts without minimum volume restrictions to their agencies.

Procurement Activities

Region 4 Education Service Center ("Region 4 ESC") is acting as the contracting agency for other Public Agencies that elect to utilize the resulting Master Agreement. This joint procurement contract was competitively procured by Region 4 ESC through RFP 24-08 issued on May 15, 2024, to establish a national cooperative contract for Maintenance, Repair, and Operations (MRO) Supplies & Related Services. The thirteen responses to the RFP are depicted in the table below:

| Responsive Proposal(s) |
|---|
| Arbill Industries, Inc |
| Bexar Mechanical, LLC |
| Fastenal Company |
| FLIP LOK LLC |
| W. Joe Shaw dba goSafe |
| Hi-Line Electric Company, Inc., dba Hi-Line, Inc. |
| Imperial Utilities & Sustainability, Inc. |
| Midwest Motor Supply Co., Inc., dba Kimball Midwest |
| Lawson Products, Inc. |
| Lowe’s Home Centers, LLC |
| Northern Safety Co., Inc |
| W.W. Grainger, Inc. |
| Wesco Distribution, Inc. |

The recommended vendor(s) were selected through a competitive procurement process in accordance with HUD regulation CFR 200.318 that evaluated responses in the following areas (list criterion and points):

- 1. Products/Pricing 40 points
- 2. Experience Capability 30 points
- 3. Qualifications Experience 20 points
- 4. Value Add 10 points

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. Region 4 ESC Board of Directors awarded contract number R240805 effective November 1, 2024 and will expire on October 31, 2027.

The base contract for the underlying agreement is three (3) years with an option of two (2) one-year renewals.

Diversity Contracting Requirements

Staff has reviewed Lowes Home Centers, LLC. proposed request. In accordance with CHA policy Lowes has requested a full waiver of 20% MWDBE goal for CHA. Lowes has stated that they will provide sponsorships which will satisfy the Section 3 requirement for CHA. They are proposing the following:

- June 2025 – CHA Homeownership Symposium/Fair –target at least 200+ participants; sponsorship packages will be similar to 2024, September 2025 – CHA Landlord Symposium and October 2025 – CHA Operation Warm. Final details will be completed upon collaboration with CHA and Lowes. Lowes has hired one student resident from the S2S Take flight event in January 2025.

Vendor Background Information

Marvin R. Ellison, President, and CEO, 1000 Lowe's Blvd., Mooresville, NC. 28115. Lowe's operates over 1,700 home improvement and hardware stores which offers a range of products for maintenance, repair, and remodeling. Product categories include Lumber and Building Materials; Tools and Hardware; Appliances; Fashion Fixtures; Rough Plumbing and Electrical;

Lawn and Garden; Seasonal and Outdoor Living; Paint; Flooring; Millwork, and Kitchens. The Company also supports the communities that focus on K-12 public education and community improvement projects.

Based on the scoring from the evaluation committee, I recommend approval to enter into a contract with Lowes Home Centers, LLC for Maintenance, Repair, and Operating Supplies & Related Services.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 4

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 24, 2025, entitled "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".

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into a Cooperative Purchasing Agreement with Lowe's Home Centers, LLC, to provide maintenance, repair, and operating supplies, for a 2-year, 7-month base term, with 2 additional one-year option terms, for an aggregate amount not-to-exceed \$30,076,200.

This award is subject to the Contractor's compliance with CHA's Diversity Contract Compliance and insurance requirements.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



Board Letter

Agenda Date: March 24, 2025

Agenda #: 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.

Presenter: Leonard Langston, Interim Chief Property Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the award of contract to the below listed contractor 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 Board further authorizes the Interim CEO to approve each request to exercise the options awarded under the contract.

| Recommended Awardee | Base Contract Value | Base Term | Option Terms | Total Contract Value |
|---------------------|---------------------|-------------------|--|----------------------|
| W.W. Grainger | \$6,367,000 | 2-Years, 9-Months | 1 st Option: \$2,251,000 2 nd Option: \$2,318,500 | \$10,936,500 |
| Total: | \$6,367,000 | | \$4,569,500 | \$10,936,500 |

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

Funding

MTW Funds

Background

Maintenance, repair, and operations (“MRO”) are required to keep property systems and equipment in operating condition. MROs include industrial equipment, cleaning supplies and materials such as flooring, paint, light fixtures, and countertops. An MRO agreement will assist with preventive maintenance, stock inventory, and reduce response time for emergency repairs. The executed cooperative agreement will provide supply and delivery of various resources, including refrigerators, ranges, cleaning supplies, HVAC supplies, plumbing supplies, and construction materials for unit renovations. Executing a cooperative agreement with City of

Tucson and Grainger will ensure uninterrupted provision of maintenance, repair, and operating supplies that are required for day-to-day operations.

The Contract is based on the need to provide the economic benefits of volume purchasing and reduction in administrative costs through cooperative purchasing to schools and other members.

National Contract

OMNIA Partners is the largest and most experienced purchasing organization for public and private sector procurement. OMNIA Partners provides shared services and supply chain optimization to government, education, and the private sector. Participating Public Agencies benefit from pricing based on aggregate spend and the convenience of a contract that has already been advertised and publicly competed. Through the economies of scale created by OMNIA Partners public sector participants have access to more competitively solicited and publicly awarded agreements.

The contracts are national level contracts that are volume based on the participation from the consortium members. Each service or commodity is procured by a lead agency on behalf of the participating members. Each Lead agency is required to follow traditional procurement processes which includes RFPs, evaluation committees and approval by their respective governing boards.

While no minimum volume is guaranteed to the Contractor, the estimated annual volume of MRO Supplies and Related Services purchased under the Master Agreement through OMNIA Partners Public Sector is approximately \$250 million. This projection is based on the current annual volumes among the City of Tucson, other Participating Public Agencies anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners, and volume growth into other Public Agencies through a coordinated marketing approach between the Contractor and OMNIA Partners.

Discounts and Rebates are as followed:

- Minimum Discount of 5% for all items purchased.
- 5% Incremental Growth Incentive - Members receive a rebate of 5% on the growth year over year. Example: 2024 spend on \$100K and 2025 spend \$150K, 5% rebate on 50K.
- 2% eCommerce Incentive (75% of spend through qualifying channel) 95% of PAM's purchases are on Grainger's website.
- 2% Volume Incentive (Qualifying Annual Spend of \$250,000) Members qualify for a 2% Direct Sales Administration Fee on total purchases made over the contract year.

As purchasing volumes grows nationally, all participating members can take advantage of deeper discounts without minimum volume restrictions to their agencies.

Procurement Activities

The City of Tucson, AZ Business Services Department ("City of Tucson") is acting as the contracting agency for other Public Agencies that elect to utilize the resulting Master Agreement. This joint procurement contract was competitively procured by The City of Tucson, AZ Business Services Department through RFP #240078 issued on February 7, 2024, to establish a national cooperative contract for Maintenance, Repair, and Operations (MRO) Supplies & Related Services. The five responses to the RFP are depicted in the table below:

| Responsive Proposal(s) |
|--------------------------|
| Geary Pacific Supply |
| Interplay Learning, Inc. |
| W.W. Grainger, Inc. |
| Hi-Line Electric Co. |
| Mallory Safety & Supply |

The recommended vendor(s) were selected through a competitive procurement process in accordance with HUD regulation CFR 200.318 that evaluated responses in the following areas (listed criterion and Max 100 points):

- A. Method of Approach
- B. Price Proposal
- C. Qualifications & Experience

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. The City of Tucson, AZ awarded contract number 240078 effective January 1, 2025 and will expire on December 31, 2027.

The base contract for the underlying agreement is three (3) years with an option of two (2) one-year renewals.

Diversity Contracting Requirements

CHA Staff has reviewed the proposed vendors and has determined the vendors' utilization plans meet with the CHA's stated goals.

Grainger will satisfy the CHA 20% MWDBE goal through a combination of direct and indirect subcontracting. Direct participation will be performed by the following certified firms: DevMar Products, LLC at 1.94% (MBE), Jelmar, LLC at 1.94% (WBE), CP Industries, LLC at 1.94% (WBE), DDS at 0.97% (MBE), Everlights, Inc. at 2.43% (WBE), B&L Distributors, Inc. at 0.73% (WBE), Wooster Products at 1.94% (MBE) Indirect participation credit is available through Forza Construction, LLC at 7.77% (WBE), Family Door Services, LLC at 1.94% (WBE) and RAE Products and Chemicals Corp. at 0.97%. Grainger will satisfy their Section 3 subcontracting goal utilizing C&G Construction which is 75% + LI hours at 0.97%.

In addition, the vendor has also proposed a commitment to Other Economic Opportunity (OEO) which includes for C&G Construction, SC3B to provide account management and MRO industry training, at \$100,000.00, internships at \$50,000.00 and Section 3 Youthbuild Hire at \$60,000.00.

With the Section 3 subcontracting and the OEO it is a combined commitment of \$310,000.00.

The current contract number 12485 expensed amount is \$1,234,484 will end on 3/31/25. The vendor provided diversity spend reporting and met the previous requirements.

Vendor Background Information

D.G. Macpherson, Chairman and CEO, 100 Grainger Parkway, Lake Forest, IL 60045. Grainger has nearly 2 million products covering more than 32 MRO categories and distributes

the most comprehensive line of MRO products and service categories and anything MRO related. Within each category, offering is of substantial scale and breadth. Complete with specialized distributors and manufacturers across all MRO market segments, Grainger works with well-recognized safety suppliers for facility and product surveys, along with fee-based OSHA certification and training programs to help Participating Agencies stay compliant. Beyond categories offered in the RFP, Grainger's Sourcing Team procures facilities maintenance products and services beyond the Grainger catalog. Grainger recognizes the importance of supplier diversity and has over 20 years of successful experience offering diverse companies' opportunities through two core programs; Tier II: Supplier Diversity Program and Tier I: Distributor Alliance Program.

Based on the scoring from the approved cooperative agreement, I recommend approval to enter into a contract with W.W. Grainger, Inc., for Maintenance, Repair and Operations (MRO) Supplies, Parts, Equipment, Materials, and Related Services as needed at CHA.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 5

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 24, 2025, entitled “Authorization to Enter into a Cooperative Purchasing Agreement with W.W. Grainger, Inc., for maintenance, repair, and operating supplies referencing the City of Tucson Agreement Number 240078”.

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into a Cooperative Purchasing Agreement with W.W. Grainger to provide maintenance, repair, and operating supplies, for a 2-year, 9-month base term, with 2 additional one-year option terms, for an aggregate amount not-to-exceed \$10,936,500.

This award is subject to the Contractor’s compliance with CHA’s Diversity Contract Compliance and insurance requirements.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority