



Chicago Housing Authority

Board of Commissioners

Meeting Minutes

60 E Van Buren St
Chicago, IL 60605

Friday, September 19, 2025

8:30 AM

CHA Corporate Offices

Rescheduled Regular Board Meeting

The Commissioners of the Chicago Housing Authority held its rescheduled meetings of the Board of Commissioners on Friday, September 19, 2025, at CHA Corporate Offices, 60 E. Van Buren, Chicago, Illinois at approximately 8:30 a.m.

I. Roll Call

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

Present: Operating Chairman Matthew Brewer
Commissioner LaShawn Cobb
Commissioner Juliana Gonzalez-Crussi
Commissioner Mildred Harris Angela
Commissioner Hurlock
Commissioner Jawanza Malone
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: Commissioner Luis Gutierrez

The Operating Chairman declared the presence of a quorum.

II. Approval of Agenda

Operating Chairman Brewer moved approval of the order of the agenda. Commissioner Matanky seconded the motion. Upon vote, the Operating Chairman declared the motion carried and the order of the agenda was approved. The motion carried by the following vote:

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington,

Nay: None

III. Closed Meeting

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Operating Chairman Brewer moved adjournment of meeting to Closed Session for approximately 90 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. Operating Chairman Brewer moved approval of the recommendation. Commissioner Cobb seconded the motion. Upon vote, the Chair declared the motion carried and adjournment of meeting was approved.

The motion carried by the following vote:

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

IV. Open Session Resumes - Roll Call

Present: Operating Chairman Matthew Brewer
Commissioner LaShawn Cobb
Commissioner Juliana Gonzalez-Crussi
Commissioner Mildred Harris
Commissioner Hurlock
Commissioner Jawanza Malone
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: Commissioner Luis Gutierrez

V. Centering Thoughts - Commissioner Mildred Harris

VI. Report from Operating Chairman - Matthew Brewer

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

VII. 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.

VIII. Recess of Board Meeting

Operating Chairman Brewer presented a Motion to recess the scheduled meeting of the Board for Committee Meetings to ensue. Commissioner Parker seconded the motion. Upon vote, the Chair declared the motion carried and the recess of board meeting was approved. The motion carried by the following vote:

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Malone, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

IX. Committee Meetings

X. Board Meeting Resumes - Roll Call

Present: Operating Chairman Matthew Brewer
Commissioner LaShawn Cobb
Commissioner Juliana Gonzalez-Crussi
Commissioner Mildred Harris
Commissioner Hurlock,
Commissioner James Matanky
Commissioner Debra Parker
Commissioner Francine Washington

Absent: Commissioner Luis Gutierrez
Commissioner Jawanza Malone

XI. Approval of Minutes for the Closed and Regular Meetings of July 29, 2025

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

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

XII. Presentation of Resolutions and Committee Reports**General Items**

- 1 Authorization to submit the FY2026 MTW Annual Plan to HUD.

The resolution for Item 1 approves the FY2026 MTW Annual Plan and authorizes staff to submit said plan to HUD. As part of its MTW Agreement, CHA is required to submit an Annual Plan to HUD, due no later than 75 days prior to the start of CHA's fiscal year. The MTW Annual Plan provides projections regarding CHA's operations, finances and MTW activities, as well as information necessary for HUD to assess CHA's compliance with the MTW Program. FY2026 MTW goals and objectives include but are not limited to the following: CHA anticipates 226 total housing units delivered including 88 CHA units, 76 affordable and 62 market rate units; Local programs that expand housing options for low-income families; support for individuals experiencing homelessness or at-risk of becoming homeless; three new MTW activities, and administration and monitoring of 20 previously approved MTW activities.

Attachments: [Approved FY2026 MTW Annual Plan Brd. Ltr. & Resolution No. 34](#)

- 2 Authorization to accept and submit to HUD CHA's Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2024.

The resolution for Item 2 authorizes the Operating Chairman to submit the attached Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2024 to HUD, HUD requires public housing authorities to annually publish a complete set of financial statements presented in conformity with generally accepted accounting principles and audited in accordance with generally accepted auditing standards. Ernst & Young has issued the CHA an unmodified opinion. The Report of Independent Auditors states that CHA's financial statements present fairly, in

all material respects, the financial position of the Authority as of December 31, 2024.

Attachments: [Approved FY2024 Financial Statements Brd. Ltr. & Resolution No. 35](#)

- 3 Authorization to accept and submit to HUD CHA's Uniform Guidance Report and Schedule of Expenditures of Federal Awards for the year ended December 31, 2024.

The resolution for Item 3 authorizes the Operating Chairman to submit the attached Uniform Guidance (UG) Report for the year ended December 31, 2024 to HUD. The UG audit is required for entities such as CHA that receive and use substantial federal financial assistance and reports on CHA's compliance with applicable federal regulations. The Authority is required to submit the Uniform Guidance Report to HUD by September 30, 2025, nine months after the end of its fiscal year (2024). The Authority engaged Ernst & Young to audit its results and issue the uniform Guidance Report and Schedule of Expenditures of federal awards for the year ended December 31, 2024 in accordance with HUD requirements.

Attachments: [Approved FY2024 Uniform Guidance Reports Btf. Ltr. & Resolution No. 36](#)

- 4 Authorization to purchase casualty and professional liability insurance coverages.

In November 2020, the Board approved the award of the insurance brokerage and consulting services to Athur J. Gallagher. The contract had a 2-year base term with three (3) one (1) year option years. CHA renews its insurance coverage for casualty and professional liability lines of coverages annually and this is the last one (1) year option year. In determining the need for insurance coverage, CHA evaluated its existing casualty and professional liability insurance coverages and the cost effectiveness of renewal coverage options. With authorization from HUD, CHA utilizes its insurance broker of record to competitively market, solicit and bind coverage for CHA. Accordingly, the resolution for Item 4 approves the purchase of casualty and professional liability insurance coverages for CHA's auto and physical damage, crime, cyber, employed lawyers professional, fiduciary, general, public officials and employment practices. The combined premiums are for an aggregate not-to exceed amount of \$796,302 and cover a one-year policy term of October 1, 2025 through September 30, 2026.

Attachments: [Approved Purchase of Liability Insurance Brd. Ltr. & Resolution No. 37](#)

Omnibus Motion

Operating Chairman Brewer 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: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

Real Estate Operations Development Committee Report – James Matanky, Chairman

Committee Chair James Matanky, presented the report for the Real Estate Operations Development Committee. Per Commissioner Matanky, the Real Estate Operations Development Committee held its regular meeting earlier today. Commissioner Matanky chaired the meeting and the following committee members were present as well: Commissioners Gutierrez, Harris, Malone and Parker. Although Commissioners Brewer, Cobb, Gonzalez-Crussi, Hurlock, and Washington were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Items No. 5, 6, 7, and 9.

- 5 Request to ratify and approve loans to C/S Loomis Courts Limited Partnership.

Attachments: [Approved Loomis Courts Ratification, Brd. Ltr. & Resolution No. 38](#)

- 6 Authorization to submit a disposition application to the U.S. Department of Housing and Urban Development (“HUD”), enter into a ground lease, and enter into a Power Purchase and Lease Agreement (“PPLA”) for a solar power development at Altgeld Gardens.

Attachments: [Approved Altgeld Solar Power, Brd. Ltr & Resolution No. 39](#)

- 7 Authorization to select Cabrini New Vision, LLC as the developer partner for the Clybourn and Larrabee site.

Attachments: [Approved Cabrini New Vision, Brd. Ltr. & Resolution No. 40](#)

- 9 Authorization to execute a Housing Assistance Payment (HAP) contract with A) Paseo 606, B) Branch of Hope, and C) Clara’s Village.

Attachments: [Approved HAP Contracts, Brd. Ltr. & Resolution No. 41](#)

Omnibus Motion

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

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Recused: Commissioner Hurlock (on Item 9 only)

Nay: Commissioner Parker (on Item 5 only)

Tenant Services Committee Report – Debra Parker, Chairperson

Committee Chair Debra Parker, presented the report for the Tenant Services Committee. Per Commissioner Parker, the Tenant Services Committee held its regular meeting earlier today. Commissioner Parker chaired the meeting and the following committee members were present as well: Commissioners Cobb, Gonzalez-Crussi, Harris, and Washington. Although Commissioners Brewer, Gutierrez, Hurlock, Malone and Matanky were also present, they were not counted toward the quorum. Committee members then discussed, voted, and recommended for approval Item No. 10.

- 10 Authorization to Approve the FY2026 Housing Choice Voucher Administrative Plan.

Attachments: [Approved FY2026 HCV Administrative Plan, Brd. Ltr. & Resolution No. 42](#)

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

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

XIII. Presentation of Matters from Closed Session

- 8 Authorization to sell part of ownership interests in JNB Concord Sheridan LLC, General Partner of the Residential Owner of Concord at Sheridan.

Attachments: [Approved Concord Sheridan, Resolution No. 43](#)

- 11 Authorization to settle the matter of Katiria Vazquez, as Guardian of Jomar Ramos Vazquez, a disabled person ("Plaintiffs") v. Chicago Housing Authority, East Lake Management Group, Hispanic Housing Development Corporation and Manage Chicago, Inc., Case No. 2023 L 009420.

Attachments: [Approved Vasquez Settlement, Resolution No. 44](#)

- 12 Approval of Personnel Actions.

Attachments: [Approved Personnel Actions, Brd. Ltr. & Resolution No. 45](#)

Omnibus Motion

Operating Chairman Brewer presented an Omnibus Motion for approval of Item 8, 11, and 12. Commissioner Washington seconded the motion. Upon vote, the Chair declared the motion carried and said resolutions approved. The motion carried by the following vote:

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

XIV. Adjournment

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

Aye: Operating Chairman Brewer, Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Hurlock, Commissioner Harris, Commissioner Matanky, Commissioner Parker, and Commissioner Washington

Nay: None

The meeting was adjourned at approximately 1:00 p.m.

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

November 25, 2025
Date These Minutes Approved