



Chicago Housing Authority

Board of Commissioners

Agenda

60 E Van Buren St
Chicago, IL 60605

Friday, September 19, 2025

8:30 AM

CHA Corporate Offices

Rescheduled Regular Board Meeting

- I. Roll Call
- II. Approval of Agenda
- III. Closed Meeting
- IV. Open Session Resumes - Roll Call
- V. Centering Thoughts - Commissioner Mildred Harris
- VI. Report from Operating Chairman - Matthew Brewer
- VII. Public Participation
- VIII. Recess of Board Meeting
- IX. Committee Meetings
- X. Board Meeting Resumes - Roll Call
- XI. Approval of Minutes for the Closed and Regular Meetings of July 29, 2025
- XII. Presentation of Resolutions and Committee Reports

General Items

- 1 Authorization to submit the FY2026 MTW Annual Plan to HUD.
Presenter: Jennifer Hoyle, Deputy Chief of Staff
- 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.
Presenter: Michael Moran, Chief Financial Officer
- 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.
Presenter: Michael Moran, Chief Financial Officer

- 4** Authorization to purchase casualty and professional liability insurance coverages.
Presenter: Mary Howard, Chief Administrative & Resident Services Officer

Real Estate Operations Development Committee Report – James Matanky, Chairman

- 5** Request to ratify and approve loans to C/S Loomis Courts Limited Partnership.
Presenter: Leonard Langston, Jr. Interim Chief Property Officer
- 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.
Presenter: Rishab Mehan, Deputy Chief Development
- 7** Authorization to select Cabrini New Vision, LLC as the developer partner for the Clybourn and Larrabee site.
Presenter: Rishab Mehan, Deputy Chief Development
- 9** Authorization to execute a Housing Assistance Payment (HAP) contract with A) Paseo 606, B) Branch of Hope, and C) Clara’s Village.
Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Tenant Services Committee Report – Debra Parker, Chairperson

- 10** Authorization to Approve the FY2026 Housing Choice Voucher Administrative Plan.
Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

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.
Presenter: Lee Pratter, Deputy Chief Development
- 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.
Presenter: Elizabeth Silas, Interim Chief Legal Officer
- 12** Approval of Personnel Actions.
Presenter: Mary Howard, Chief Administrative & Resident Services Officer

XIV. Adjournment



Board Letter

Agenda Date: September 19, 2025

Agenda #: 1

Authorization to submit the FY2026 MTW Annual Plan to HUD.

Presenter: Jennifer Hoyle, Deputy Chief of Staff

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the FY2026 MTW Annual Plan and authorize CHA to submit the FY2026 MTW Annual Plan to the Department of Housing and Urban Development (HUD).

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.

Background

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.

In 2024, HUD issued a revised Form 509900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and reports and for tracking the impact of MTW activities. This submission complies with all of the requirements of the Amended and Restated MTW Agreement, including the revised Form 50900 and applicable HUD regulations for the submission of annual reports.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



RESOLUTION NO. 2025-CHA-XX

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 19, 2025 requesting approval of the FY2026 MTW Annual Plan and authorization to submit the FY2026 MTW Annual Plan to HUD attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2026 Moving to Work Annual Plan and grants authorization to the Operating Chairman, or his designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2026 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the FY2026 MTW Annual 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.

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 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.

Presenter: Michael Moran, Chief Financial Officer

Recommendation

It is recommended that the Board of Commissioners ("Board") accept the attached Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2024 and authorize the Operating Chairman or his designee to submit such documents to the United States Department of Housing and Urban Development (HUD).

The Chief Financial Officer has completed all necessary due diligence to support the submission of this initiative and recommends the approval of this item accordingly.

Background

HUD requires public housing authorities to annually publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed, certified public accountants. For the year ended 2024, the Authority engaged Ernst & Young to audit its results and issue the Annual Comprehensive Financial Report in accordance with HUD requirements. The Authority is required to submit the Financial Statement Audit and Financial Report to HUD by September 30, 2025, nine months after the end of its fiscal year (2024).

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.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 2

RESOLUTION NO. 2025-CHA-XX

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 19, 2025 and attached hereto entitled "Authorization to accept and submit to HUD Chicago Housing Authority's Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2024".

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

THAT, The Board of Commissioners hereby accepts the Authority's

- Financial Statement Audit and Annual Comprehensive Financial Report for The Year Ended December 31, 2024

THAT, The Board of Commissioners hereby authorizes the Operating Chairman or his designee to submit the Financial Statement Audit and Annual Comprehensive Financial Report for the year ended December 31, 2024 to the U.S. Department of Housing and Urban Development.

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 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.

Presenter: Michael Moran, Chief Financial Officer

Recommendation

It is recommended that the Board of Commissioners ("Board") accept the attached Uniform Guidance Report for the year ended December 31, 2024 and authorize the Operating Chairman or his designee to submit such documents to the United States Department of Housing and Urban Development (HUD).

CHA staff has completed all necessary due diligence to support the submission of this initiative and recommends the approval of this item accordingly.

Background

The Uniform Guidance 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.

Ernst & Young has issued the CHA an unmodified opinion on CHA compliance for the major federal program.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 3

RESOLUTION NO. 2025-CHA-XX

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 19, 2025 and attached hereto entitled “Authorization to accept and submit to HUD the Chicago Housing Authority’s Uniform Guidance Report and Schedule of Expenditures of Federal Awards for the year ended December 31, 2024”.

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

THAT, The Board of Commissioners hereby accepts the Authority’s

- 2024 Uniform Guidance Report and Schedule of Expenditures of Federal Awards

THAT, The Board of Commissioners hereby authorizes the Operating Chairman or his designee to submit the Uniform Guidance Report and Schedule of Expenditures of Federal Awards for the year ended December 31, 2024 to the U.S. Department of Housing and Urban Development.

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 4

Authorization to purchase casualty and professional liability insurance coverages.

Presenter: Mary Howard, Chief Administrative & Resident Services Officer

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the CHA’s Board of Commissioners (“Board”) authorize 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.

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

Funding

MTW Funds

Background

On November 17, 2020, under Resolution 2020-CHA-67, the Board issued the award of the insurance brokerage and consulting services to Arthur 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.

CHA utilized Arthur J. Gallagher to provide brokerage and insurance consulting services. At this time CHA would like to authorize Arthur J. Gallagher to bind the recommended coverage for 2025-2026 renewal of casualty and professional liability insurance.

Procurement Process

Arthur J. Gallagher is the CHA’s current broker of record for all casualty and professional insurance purchases. Insurance policies are considered a ‘supply and delivery’ product. As such, insurance premiums are not subject to compliance with MBE/WBE and Section 3 requirements, however, Arthur J. Gallagher meets or exceeds these obligations under their separate brokerage contract.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 4

RESOLUTION NO. 2025-CHA-XX

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2025 entitled "Recommendation to purchase casualty and professional liability insurance coverages".

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

THAT, the Board of Commissioners authorizes the Operating Chairman or his designee to purchase insurance for CHA's casualty and professional liability lines of auto and physical damage, crime, cyber, employed lawyers professional, fiduciary, general, public officials and employment practices, through its insurance broker of record, Arthur J. Gallagher, for an aggregate not-to-exceed amount of \$796,302 covering a one-year policy term, from October 1, 2025 through September 30, 2026.

This award is not subject to CHA's MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 5

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

Presenter: Leonard Langston, Jr. Interim Chief Property Officer

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the Board of Commissioners ratify and approve loans issued to and needed by C/S Loomis Courts Limited Partnership for a total of \$767,217 to cover anticipated expenses through December 31, 2025.

Background

Loomis Courts is a 126-unit property located at 1314 and 1342 W. 15th Street. The property is subsidized by a Project Based Rental Assistance (PBRA) through HUD, which is set to expire September 30, 2026, due to a one-year contract extension that is in process. Due to failing building systems and declining property conditions, CHA has supported residents’ relocation to other sites in anticipation of a comprehensive redevelopment of the property. This activity has been in effect since January 2023 and as of now, the buildings are 21% occupied.

As long-term plans for Loomis Courts are realized, the development is faced with severe financial deficiencies and is unable to meet its financial obligations. Reserve accounts controlled by CHA that were available to cover shortages have been depleted, and as occupancy wanes (as expected), the monthly HAP payments are not enough to sustain the liabilities.

Approach

The Operating Chairman recommends ratification of the following:

Loan to C/S Loomis Courts Limited Partnership

Loan from Chicago Housing Authority (CHA) to C/S Loomis Courts Limited Partnership (Loomis) to cover expenses through July 31, 2025, in the amount of \$122,495. This loan was needed to cover outstanding payables.

The Operating Chairman recommends approval of the following:

Loan to C/S Loomis Courts Limited Partnership

Loan from Chicago Housing Authority (CHA) to C/S Loomis Courts Limited Partnership (Loomis) to cover anticipated expenses through December 31, 2025, in the amount of \$644,722. This loan is needed to cover anticipated annual revenue shortfall.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Board Letter

Agenda Date: September 19, 2025

Agenda #: 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.

Development Address	Community Area	Target Population
Parcel 1 – 13350 S. Langley Avenue Parcel 2 – 13325 S. Dobson Avenue Parcel 3 – 969 E. 130 th Street	Riverdale	New solar panel arrays will be installed on three vacant parcels and landscaped buffers will be designed and installed

Presenter: Rishab Mehan, Deputy Chief Development

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Operating Chairman or his/her designee to: 1) enter into a 20-year ground lease with two (2) additional 5-year options to extend with Windfree AG Solar 1 LLC for certain land within Altgeld Gardens to facilitate the installation of solar panels on three (3) parcels totaling approximately 17.96 acres (the “Proposed Development”) in the Altgeld Gardens community to be developed by the solar power developer Windfree Wind & Solar Energy Design Company (the “Solar Developer”); 2) submit a disposition application to HUD for the CHA land necessary to enable the Proposed Development; 3) lease the land to Solar Developer or its designee in exchange for the appraised leasehold value being provided to CHA; 4) enter into a Power Purchase and Lease Agreement (“PPLA”) with Windfree AG Solar 1 LLC for the supply of renewable electricity at Altgeld Gardens; and 5) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Overview

This item is for the submission of a disposition application to HUD, the subsequent entry into a ground lease of vacant land (upon HUD’s approval) within the Altgeld Gardens development to the Solar Developer to facilitate the Proposed Development, and authorization to enter into a PPLA with Windfree AG Solar 1 LLC for the supply of renewable electricity at Altgeld Gardens. The new solar panels will generate clean energy to help meet the electricity needs of CHA residents at Altgeld Gardens and save CHA an estimated \$8 million in utility costs at Altgeld Gardens over the 20-year period of the initial term of the ground lease. The PPLA with Windfree AG Solar 1 LLC will include terms to ensure responsibility for operations and maintenance of all equipment and materials that collectively generate renewable energy over the 20-year period are with the Solar Developer. This agreement will also confirm a unit price per kilowatt-hour

(kWh) of electricity generated from the solar installation and includes no upfront capital investment from CHA.

Property Summary and Estimated Contract

Property/Site	Acreage and Square Feet	Land Lease Value
Parcel 1 – 13350 S. Langley Avenue Parcel 2 – 13325 S. Dobson Avenue Parcel 3 – 969 E. 130th Street	Approximately 17.96 acres (782,301 square feet)	\$430,000

Developer

The Solar Developer is a Chicago-based Equity Eligible Contractor and Certified Minority Business Enterprise focused on solar and energy storage installations in the State of Illinois. The Solar Developer has been an installer of small-scale solar projects in the greater Chicago area since 2009 and has participated as a model small-scale developer and installer in the IL Solar for All (ILSFA) Program. The Solar Developer offices are located at 5022 W. Foster Ave., Chicago, IL 60630. The proposed ground lease will be with Windfree AG Solar 1 LLC, the Solar Developer's entity created specifically for this project.

Funding Considerations

This Proposed Development does not commit any CHA capital funds. The proposed ground lease that is subject to this board action will generate \$430,000 in value for CHA.

The PPLA that CHA anticipates entering with Windfree AG Solar 1 LLC upon project completion would commit CHA funds to pay for electricity at Altgeld Gardens. Under the PPLA, CHA will buy the electricity generated by the Proposed Development from Windfree AG Solar 1 LLC. The current technical performance model for the solar installation anticipates that it will generate approximately 50% of Altgeld Gardens' annual electrical usage. The Proposed Development and PPLA are expected to save approximately \$8 million in utilities costs at Altgeld Gardens over the base 20-year period.

The final payment terms for the lease value are still being finalized. The ILSFA program requires that the Solar Developer provide CHA with at least a minimum 50% reduction in electricity costs over the duration of the agreement. The expected power savings alone will recover the value of the land in less than 5 years. Terms for how the land value will be paid are still being finalized but payment will be provided to CHA in one of three ways:

- 1) As a direct payment to CHA in installments within five years;
- 2) An equivalent reduction in the price of power or credit for power generated; or
- 3) Equivalent community benefits which are required under the ILSFA program which requires that a minimum of 50% of the power cost savings generated by the solar installation be reinvested into the surrounding community.

Property Profile

The Proposed Development includes three CHA vacant parcels:

Reference	Address	Area	Previous Use
Parcel 1	13350 S. Langley Avenue	3.63 acres	Block 16 (62 units) Demolished 2016-17
Parcel 2	13325 S. Dobson Avenue	6.43 acres	Vacant land
Parcel 3	969 E. 130th Street	7.9 acres	Block 12 (91 units) Demolished 2017-18
		17.96 acres	

Altgeld Gardens provides over 1,500 homes to CHA families in Chicago’s Riverdale Community Area. The total site area spans over 190 acres.

Site Plan:



Compliance

This project will meet all CHA Compliance Requirements.

Background and Approach

Overview

This Board action is seeking authorization to enter into a 20-year ground lease with two (2) additional 5-year options to extend with Windfree AG Solar 1 LLC or its designee for certain Altgeld Gardens land to facilitate Proposed Development in the Altgeld Gardens community to be developed by the Solar Developer; submit a disposition application to HUD for the CHA land necessary to enable the Proposed Development; lease the land to Solar Developer or its designee in exchange for payment or equivalent consideration of appraised leasehold value, and enter into a PPLA with Windfree AG Solar 1 LLC for the supply of renewable electricity at

Altgeld Gardens. The Proposed Development and PPLA will generate clean energy to meet the electricity needs of CHA residents at Altgeld Gardens and save CHA an estimated \$8 million in utility costs at Altgeld Gardens over a 20-year period.

The Solar Developer has secured funding for the design and construction of the Proposed Development from local, state, and federal programs. The ILSFA Program is one of the main programs supporting the Proposed Development at Altgeld Gardens. This program incentivizes providing low-cost solar energy to low-income and/or environmental justice communities. The ILSFA Program also requires that funding recipients establish workforce training opportunities and hire trainees from within the community where the clean energy project is being built.

Previous Related Board Actions

On May 14, 2021, the CHA Board, per Resolution No. 2021-CHA-24, authorized a solar developer vendor pool to be created. The Solar Developer for this Proposed Development and PPLA is one of three vendors selected into that vendor pool. This item does not change or otherwise affect the terms of that vendor pool.

Proposed Development Approach

CHA will continue to own the land proposed for the Proposed Development. The disposition authorization requested in this Board action is for a 20-year ground lease with two (2) additional 5-year options to extend between CHA and the Solar Developer or its designee. The Solar Developer will compensate CHA a total of \$430,000 for the ground lease, either as direct payment or an equivalent amount invested on Altgeld Gardens residents through workforce development and local hiring programs. The Solar Developer will install, maintain, and own all the solar equipment related to the Proposed Development. The Proposed Development will produce an estimated 136,004 megawatt-hours (MWh) over a 20-year period.

There are several options for what happens at the end of a 20-year period, including, but not limited to:

- Ground Lease and PPLA renewal (subject to CHA Board and HUD approval, and any future applicable laws or regulations)
- Ground Lease and PPLA termination (all equipment removed at the solar developer's cost, and possession of the land will be returned to CHA)

The Solar Developer will be responsible for securing all needed funding, permits, regulatory and utility permissions and other necessary approvals to build and operate the solar panel systems and begin generating electricity.

As contemplated in the May 14, 2021 Board action, CHA will secure a lower price for the solar electricity generated by the solar panels compared to the cost of traditionally generated electricity. Any electricity CHA purchases from the Proposed Development is expected to lower the projected expenses in CHA's annual utility budgets.

Proposal Benefits

The Proposed Development will benefit CHA and CHA residents in several ways, including:

- Decreasing CHA's annual electricity costs by at least 50% with an estimated saving of \$8 million in energy costs over the 20-year period of the initial ground lease term, which can be used for other purposes to serve CHA's mission.
- Establishing workforce training and green jobs opportunities for CHA residents. The Solar Developer anticipates creating approximately 50 jobs for construction (90 days) and 10 jobs for maintenance and security (year-round). The job training provisions

associated with this project include providing paid training to two cohorts of people per year, with each cohort having approximately 20 to 25 participants.

- Adding new landscaped buffers around the solar panel systems, creating new planting areas and other related amenities.
- Supporting CHA's commitment to reduce greenhouse gas emissions by 50% from 2022 levels by 2033 under the U.S. Department of Energy's Better Climate Challenge.

Additional Considerations

The Proposed Development will generate clean energy and significantly reduce greenhouse gas emissions. Based on U.S. Energy Information Administration data for Illinois, the traditional energy use reduction for this proposal could reduce carbon dioxide emissions from Altgeld Gardens electricity by 29,912 tons over a 20-year period (the equivalent of the carbon captured by 30,003 acres of American forests in one year).

Altgeld Gardens is considered the birthplace of the environmental justice movement based on the advocacy efforts of CHA residents beginning in the 1970s. A solar development of this size and scale would be a significant contribution to advancing environmental justice in this community. The Proposed Development will connect the Altgeld Gardens community even more deeply to the future of the environmental justice movement through workforce development and job training opportunities in the sustainable energy sector.

The timing of the Proposed Development also aligns well with several other community investments happening at Altgeld Gardens. These include the Chicago Transit Authority's Red Line Extension, the Chicago Department of Transportation's plans for expanding a bicycle trail, and the Forest Preserves of Cook County project consisting of a new trail connection linking Altgeld Gardens with the Beaubien Woods boat launch area and a new water service line that will deliver drinking water to a new comfort station that will be developed at the boat launch area, and the By the Hand Club for Kids rehabilitation and expansion of the historically significant Up Top building.

Timeline & Next Steps

The Proposed Development is undergoing environmental review under the National Environmental Policy Act (NEPA), which must be completed prior to the HUD Disposition application submission. CHA is targeting a HUD disposition application submission in late Q3/early Q4-2025 with an approval from HUD by late Q4/early Q1-2026. The proposed project is expected to complete all financing steps by Q1-2026. Solar panel array construction and installation is expected to begin in Q2-2026, depending on weather and supply conditions, with the panels placed in service by Q3-2026.

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

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 6

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2025, entitled “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”.

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

THAT, the Operating Chairman, or his designee, is authorized to submit a disposition application to HUD for the disposition of CHA land located at Parcel - 1 13350 S. Langley Avenue, Parcel 2 – 13325 S. Dobson Avenue, and Parcel 3 – 969 E. 130th Street in Altgeld Gardens;

THAT, the Operating Chairman, or his designee, is authorized upon receipt of HUD disposition approval to enter a 20-year ground lease with two (2) additional 5-year options to extend with Windfree AG Solar 1 LLC, a special purpose entity affiliated with Windfree Wind & Solar Energy Design Company, or its designee;

THAT, the Operating Chairman, or his designee, is authorized, pursuant to the foregoing approval(s) and action(s) to enter into a PPLA with Windfree AG Solar 1 LLC for the supply of renewable electricity at Altgeld Gardens, or its designee; and

THAT, the Operating Chairman, or his designee, shall further have the authority to execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 7

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

Presenter: Rishab Mehan, Deputy Chief Development

Recommendation

The Operating Chairman recommends that the Board of Commissioners (“Board”) of the Chicago Housing Authority authorize the Operating Chairman or his designee to: 1) Approve Cabrini New Vision, LLC as the developer partner for the Clybourn and Larrabee site; 2) Enter into a Development Agreement for a mixed-finance development on the site; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

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

Funding

This action does not commit CHA funds to the developer partner. Following a Board action on the recommended Developer Selection, CHA’s Development Department will begin pre-development activities, including detailed financial underwriting to determine the type and extent of any CHA funding that may be required to facilitate redevelopment at this site. Those terms, including details of the proposed site plan, will be brought to the Board of Commissioners for a separate action.

Background

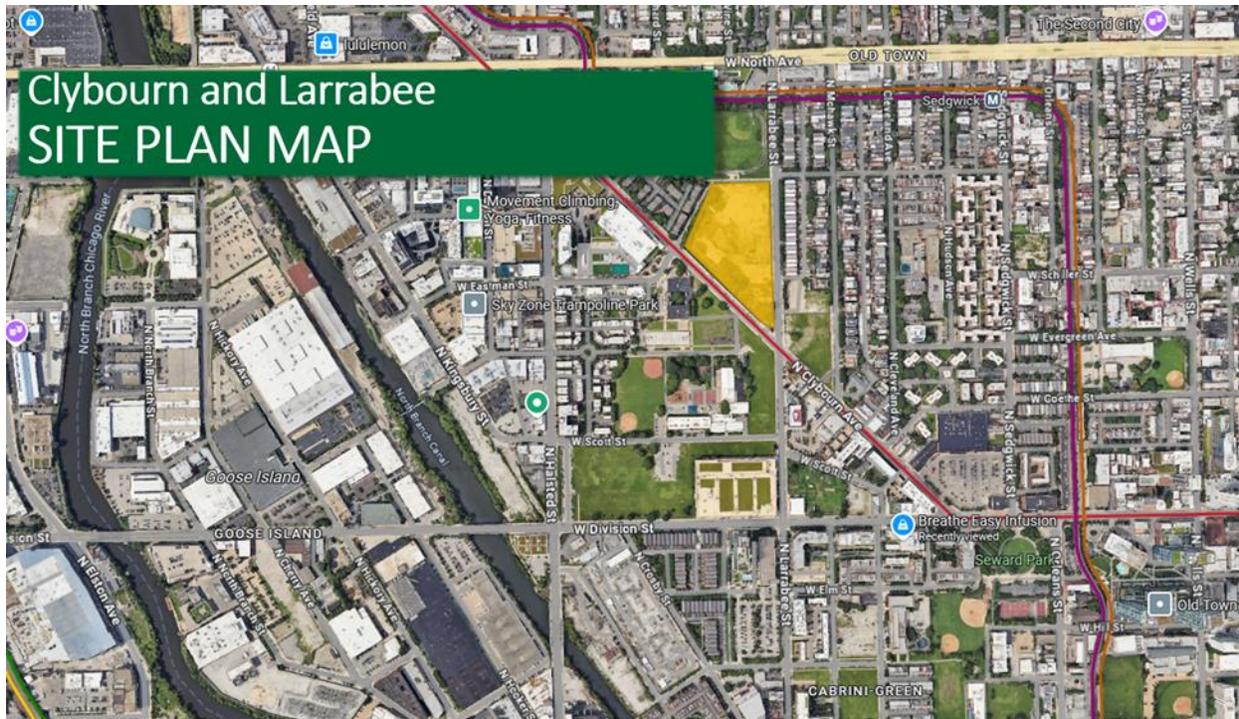
The Chicago Housing Authority (CHA) issued a Request for Proposals (RFP) on March 26, 2025, seeking qualified development team(s) for the planning, design, financing, development, and management of a new mixed-income residential community at the site located at Clybourn and Larrabee in the Cabrini-Green area. The RFP was issued under court-ordered requirements relating to the Cabrini Consent Decree.

The site consists of approximately 7 acres of vacant, graded land, located in Chicago’s Near North Community Area within the 27th Ward, with a general address of 1450 North Larrabee Street, Chicago, Illinois, 60610. This site was formerly the Near North Career Metropolitan High School (commonly known as Near North High School) and was subject to a prior redevelopment agreement, which ended in 2024 due to factors outside of CHA's control.

This site is subject to the Cabrini Consent Decree which has a range of requirements including a requirement for mixed-income redevelopment. The solicitation set a minimum requirement of 180 CHA units to be developed in a mixed-income setting. Further details on the development

plans will be included in a future board action for any funding or other CHA development resources to be committed to support redevelopment.

Site Map



Procurement Activities

Specifications prepared by the CHA staff were publicly advertised as RFP Event #3277 for Clybourn and Larrabee Redevelopment on March 26, 2025. A Pre-Proposal Conference was held on April 4, 2025, and twenty-two (22) firms attended. Two (2) proposals were received on May 27, 2025. The responses to the RFP are depicted in the table below:

Responsive Proposal(s)
Cabrini New Vision, LLC (Evergreen-KLEO team)
Celadon-Holston Joint Venture

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

1. Work Plan Narrative and Conceptual Design -- 30 points
2. Development Budget -- 15 points
3. CHA Return on Investment -- 10 points
4. Property Management and Community & Supportive Services Experience -- 9 points
5. Team Qualification and Experience – 18 points
6. Organization Structure and Key Personnel – 4 points
7. MBE/WBE/DBE and Section 3 (Technical) -- 4 points
8. Consent Decree Resident Participation Requirement – 10 points

Final scores received from the Evaluation Committee were used to determine the competitive range. Oral presentations were held on July 7, 2025. Based on the overall scoring, CHA staff recommends Cabrini New Vision, LLC (the team of Evergreen-KLEO), a joint venture between Evergreen Redevelopment LLC and KLEO Enterprises LLC, as the development team to provide the planning, financing, development, and management of a new mixed-income residential community at the site located at Clybourn and Larrabee.

Diversity Contracting Requirements

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

Cabrini New Vision, LLC (Evergreen-KLEO Team) will satisfy the CHA 30% M/W/DBE Goal through subcontracting to KLEO Enterprises LLC (MBE), Canopy Architecture & Design (MBE), Nia Architects (MBE), KOO Architecture (WBE) and GMA Construction Group (MBE). Additionally, they satisfy their 10% Section 3 goal by subcontract to Near West Side CDC who will provide community and supportive services through this contract.

Cabrini New Vision, LLC (Evergreen-KLEO Team) has not engaged in any projects with the CHA as a prime contractor.

Vendor Background Information

The Cabrini New Vision, LLC, will serve as the Master Developer for the redevelopment of the Clybourn and Larrabee site. This joint venture team is composed of two members: Evergreen Redevelopment LLC and KLEO Enterprises LLC.

Evergreen Redevelopment, LLC has been actively involved in Chicago's affordable housing sector for over a decade. Its previous experience with the CHA includes several notable projects: Encuentro Square (closed in 2023), Ravenswood Senior Living (2019), Oso Apartments (2018), Northtown Library & Apartments (2018), and Independence Library & Apartments (2018).

KLEO Enterprises, LLC is a minority-owned real estate development firm with local experience in mixed-finance housing. The firm has demonstrated particular expertise in resident engagement and community-driven development processes. Its work with the CHA includes Legends South A3, which closed in May 2025 and is currently under construction.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



RESOLUTION NO. 2025-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2025, entitled “Authorization to select Cabrini New Vision, LLC as the developer partner for the Clybourn and Larrabee site”.

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

THAT, the Operating Chairman or his designee award Cabrini New Vision, LLC as the developer partner for the Cabrini Clybourn and Larrabee site.

THAT, the Operating Chairman or his designee enter into a Development Agreement for a mixed-finance development with Cabrini New Vision, LLC on the site.

THAT, the Operating Chairman or his designee execute and deliver such other documents and performs such actions as may be necessary or appropriate to implement the foregoing.

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

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 9

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

Development Address	Community Area	Target Population
<p>Paseo 606 1751-53 North Spaulding Avenue</p>	<p>Humboldt Park</p>	<p>Family</p>
<p>Branch of Hope 5628-30 South Halsted Street</p>	<p>West Englewood</p>	<p>Supportive</p>
<p>Clara’s Village 2115 West 63rd Street 6355 South Wood Street 1941 West 59th Street 1901 West 59th Street 1637 West 59th Street</p>	<p>West Englewood</p>	<p>Supportive</p>

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the CHA’s Operating Chairman, or his 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) Paseo 606, b) approve an additional ten (10) Project Based Vouchers at Branch of Hope, and c) Clara’s Village. Should the project not secure required financing approvals, CHA’s commitments will expire December 31, 2027.

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

AHAP/HAP contracts 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
Paseo 606 Paseo 606 Associates, LP	AHAP/HAP 30 years	44	19	\$370,236	\$15,019,763
Branch of Hope 56 th Street, LP	HAP 15 years	100	68	\$754,800	\$13,053,071
Clara's Village West Englewood LP	HAP 30 years	52	40	\$799,200	\$ 32,422,009

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.



Paseo 606 is a new construction, 44-unit, 6-story elevator served residential property located in Chicago’s Humboldt Park community. The building will contain five (5) 1-bedroom, thirty-five (35) 2-bedroom, and four (4) 3-bedroom units, including fourteen (14) accessible, nine (9) adaptable, and two (2) sensory units.

Project Based Vouchers will assist 19 units: five (5) 1-bedroom, ten (10) 2-bedroom, and four (4) 3-bedroom units. Applicants will come from CHA’s waitlist. Units will contain an electric range and refrigerator. Tenants will be responsible for all electricity including heating and cooking.

Property Owner: **Paseo 606 Associates, LP** ownership structure will be formed to consist of a general partner entity and a limited partner that will serve as the primary LIHTC investor. The general partners are:

Bywater Development Group, LLC – A mission-driven real estate development firm specializing in affordable, mixed-income, and community-driven housing projects was founded in 2013. The firm has successfully developed and rehabilitated 757 affordable housing units across multiple states, leveraging a variety of financing tools, including Low-Income Housing

Tax Credits (LIHTC), Historic Tax Credits, New Markets Tax Credits, and HUD financing programs.

Bywater Development Group has been involved in large-scale redevelopment projects, including the preservation of historic buildings and the construction of new, high-quality affordable housing. Their work is characterized by a deep commitment to community engagement, sustainable development practices, and long-term affordability preservation.

Icon Capital Group, LLC – brings expertise navigating various funding sources, agencies, and development practices specific to the City of Chicago. The firm has worked extensively across many of Chicago’s neighborhoods over the past several decades, providing high-quality market-rate housing options in diverse communities.

Icon Capital Group was founded in 1997 and is experienced in public-private partnerships, financial structuring, and urban development. Icon Capital Group has successfully executed projects that align with the City’s housing goals, zoning requirements, and funding mechanisms.

Simmons Development Group, LLC – is a minority-owned real estate development firm with a focus on affordable housing, community revitalization, and economic development.

Simmons Development Group brings expertise in site selection, project financing, and construction management, ensuring projects are delivered on time and within budget. The firm has successfully navigated complex financing structures, including LIHTCs, TIF financing, and philanthropic funding sources.

Property Manager: Beacon Property Management/SOCAYR – has extensive experience in managing affordable housing developments, including those financed through Low-Income Housing Tax Credits (LIHTCs), Project-Based Vouchers (PBVs), and other subsidy programs. The management team will ensure efficient operations, high-quality maintenance, and compliance with all regulatory requirements while fostering a safe and supportive living environment for residents.

Beacon Property Management was founded in 1998 to develop and operate a diverse portfolio of affordable housing. Beacon currently employs over 200 experienced housing professionals in various capacities. Beacon operates over 100 properties and over 6,000 apartment units in Kentucky, Missouri, Indiana, Illinois and Tennessee.



Branch of Hope was newly constructed in 2010. It consists of 100 units in two adjacent buildings, each containing fifty (50) 1-bedroom apartments located in West Englewood. All of the units are leased to low-income single adults in need of comprehensive supportive services.

A 1-year Housing Assistance Payments (HAP) contract was executed on January 19, 2011, for 58 PBV units and was extended in 2012 through December 31, 2040, for individuals from the CHA waitlist.

All the proposed Project Based Voucher units substantially comply with Housing Quality Standards (HQS) inspection requirements. The Project Based Vouchers application is for ten (10) 1-bedroom units to add to the existing Project Based Voucher Housing Assistance Payment contract.

Interfaith Housing Development Corporation (IHDC) developed the property with 4% Low Income Tax Credits, Tax Credit Assistance Program funding from the city of Chicago, a grant from the Federal Home Loan Bank and Illinois Affordable Housing Donation Tax Credits from the Illinois Housing Development Authority.

It is recommended to expand CHA's partnership in Chicago's Plan to End Homeless and increase PBV assistance to Branch of Hope: 68 total PBV units (10 additional PBV units) for applicants from the CHA waitlist with a preference for homeless individuals. 10 of the current PBV units are cross-matched with the Illinois State Referral Network.

Branch of Hope's amenities include a community room, exercise room, front desk security coverage, surface parking and on-site property management and supportive services. All utilities are provided by the building, including electricity.

Property Owner: 56th Street LP ownership structure consists of the general partner of 56th Street Development Company LLC, which is wholly owned by Interfaith Housing Development Corporation of Chicago ("IHDC") to promote and develop long term affordable housing for low-income, underserved populations in collaboration with local communities. IHDC has created 20 affordable housing developments, since 1992. In total, IHDC has generated 1,103 affordable rental units throughout the metropolitan Chicago area, most units are set aside for special needs populations.

The Limited Partner is Redstone Equity Partners, which specializes in the syndication of Low Income Housing Tax Credits to facilitate the development of affordable multifamily housing

communities. Founded in 2007, Red Stone Equity has raised tax credit equity for the development and rehabilitation of over 70,000 units in 46 states.

Property Owner/Manager: Interfaith Management Services (IMS) - is IHDC's affiliate organization. IMS manages all 14 properties for which IHDC holds ownership interest.

Supportive Services: IHDC has contracted with **Consultation Kares**, a Chicago based service agency, to provide on-site case management services to residents.



Clara's Village was placed in service in 2008. The capital costs of the project were funded by 9% Low Income Housing Tax Credits, Home funds from the City of Chicago, and an Illinois Housing Trust Fund award from the Illinois Housing Development Authority. The development consists of five buildings in a seven-block radius in the West Englewood neighborhood. The main building contains twenty-eight (28) units in a five-story building. The other four buildings are 6-flats. All 52 units offer permanent supportive housing for extremely low-income households with children.

Currently, 40 of the units receive funding through the HUD Hearth Act Homeless Rental Subsidy program. The remaining units receive a subsidy from the Chicago Low Income Housing Trust Fund. None of the units at Clara's Village currently receive any type of subsidy from the Chicago Housing Authority. The 40 Hearth Act supported units are occupied by tenants that were referred from the Coordinated Entry System administered by All Chicago, under the Homeless Management Information System (HMIS). These tenants qualified for housing due to their homelessness status and verifiable disabilities at the time of entry. Clara's Village's Hearth Act Homeless Rental Subsidy was granted at building's inception and expired August 31, 2025.

Project Based Vouchers will assist the 40 former Hearth Act units: four (4) 1-bedroom, twelve (12) 2-bedroom, and twenty-four (24) 3-bedroom units. Applicants will come from CHA's waitlist. All utilities are provided by the building, including electricity. Available to residents are a community room, exercise room, front desk security coverage, surface parking and on-site property management and supportive services.

Property Owner: West Englewood LP is composed of Clara's Village Company, LLC as General Partner and Clara's Village Interest, LLC as Limited Partner, both wholly owned entities of Interfaith Housing Development Corporation of Chicago. In its thirty-one-year history IHDC has created 1,103 units across Chicago. All developed units contain a social service component.

Property Manager: Interfaith Management Service (IMS) was created by IHDC in 2012 and manages a total of 821 units.

Supportive Services: Olive Branch Mission, a local service agency provides on-site case management services to residents. Founded in 1867, Olive Branch Mission is the oldest rescue mission in the nation. They strive to preserve human dignity while improving the quality of life and achieving enduring self-sustainability and self-determination.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 9

RESOLUTION NO. 2025-CHA-

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 19, 2025, entitled "Authorization to execute a Housing Assistance Payment (HAP) Contract with a) Paseo 606, b) Branch of Hope, and c) Clara's Village".

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

THAT, The Board of Commissioners authorizes the Operating Chairman, or his 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 for the following developments: a) Paseo 606, b) Branch of Hope, and c) Clara's Village.

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 10

Authorization to Approve the FY2026 Housing Choice Voucher Administrative Plan.

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

The Operating Chairman recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2026 Housing Choice Voucher (HCV) Administrative Plan.

The requested action complies in all material respects with applicable Chicago Housing Authority Board policies and applicable federal (HUD) regulations.

Background

Pursuant to HUD regulations, CHA is required to implement an Administrative Plan to govern its Housing Choice Voucher Program. The HCV Administrative Plan provides the required information on the rules that CHA will follow in the administration of the HCV Program. The FY2026 HCV Administrative Plan contains updated policy changes as needed to be consistent with HUD requirements and current practice.

CHA held a 30-day public comment period from July 28, 2025, through August 26, 2025. Announcements for the public comment process appeared on CHA's website, in the Chicago Reader, and Chicago Sun-Times. CHA also distributed resident notices across CHA properties and sent an email notification to HCV participants. Below is a brief overview of the changes.

Changes to Administrative Plan

Transitioning Emergency Housing Voucher (EHV) Families to HCVs

Per Office of Public and Indian Housing (PIH) Notice 2025-19 and U.S Department of Housing and Urban Development (HUD) guidance on EHV funding likely ending in Calendar Year 2026, HCV has incorporated the following change into the Administrative Plan:

- Chapter 4, Part III, Section 4-III.B. Selection and HCV Funding Sources, Special Admissions (page 4-3):
 - *Specifies that the CHA will provide tenant-based vouchers to eligible families residing in units assisted by any special purpose vouchers including Emergency Housing Voucher participants whose subsidy has not been reapproved for funding by HUD. Priority will be issued to families assisted by CHA under such special purpose programs.*

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 10

RESOLUTION NO. 2025-CHA-XX

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated September 19, 2025, requesting approval of the FY2026 Housing Choice Voucher 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 FY2026 HCV Administrative Plan and grants authorization to the Operating Chairman, or his designee to make final updates, as deemed necessary;

THAT, This approval of the FY2026 HCV Administrative Plan supersedes any and all conflicting language found in prior CHA HCV Administrative Plans.

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 8

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

Presenter: Lee Pratter, Deputy Chief Development

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 19, 2025, entitled "Authorization to sell part of ownership Interests in the JNB Concord Sheridan LLC, General Partner of the Residential Owner at Concord at Sheridan.

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

THAT, the Operating Chairman or his designee, is authorized to negotiate a sale of 6% ownership interest in JNB Concord at Sheridan LLC, General Partner of the Residential Owner of Concord at Sheridan from sixteen to ten percent;

THAT, the Operating Chairman, or his designee, shall further have the authority to execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Respectfully Submitted:

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 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.

Presenter: Elizabeth Silas, Interim Chief Legal Officer

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 19, 2025, entitled Authorization to Settle the Matter of Katiria Vazquez, et al., (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2023 L 009420, requesting authorization to resolve the above-mentioned litigation by entering into a settlement agreement, the key terms of which are to: 1) pay Plaintiff the amount \$950,000, in exchange for a full release of all claims and dismissal of this lawsuit.

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

THAT, the Board of Commissioners authorizes the Operating Chairman to enter into a settlement agreement in the matter of Katiria Vazquez, et al., (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2023 L 009420 as stated above; and

THAT, the Interim Chief Legal Officer and the Operating Chairman are further authorized to negotiate, enter into and execute any and all further agreements or orders to effectuate the purposes approved in this Resolution.

Respectfully Submitted:

James Matanky
Interim Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: September 19, 2025

Agenda #: 12

Approval of Personnel Actions.

Presenter: Mary Howard, Chief Administrative & Resident Services Officer

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the Board of Commissioners approve and ratify the Personnel Actions listed below.

Explanation

The Operating Chairman recommends the following personnel actions:

Approval of selection, appointment, and removal of officers and employees at Grade Level S13:

- N/A

Ratification of selection, appointments, and removal of employees below Grade Level S13:

- Offer of employment to Resident Owned Business (ROB) Advisor.
- Offer of employment to Staff Counsel.
- Offer of employment to Special Programs Coordinator.
- Offer of employment to Contract Analyst.
- Offer of employment to Data Analyst.
- Offer of employment to Manager, Occupancy Administration.
- Offer of employment to Service Coordination Specialist.
- Offer of employment to Property Operations Manager.
- Offer of employment to Accessibility Manager.
- Offer of employment to EHS Analyst.
- Offer of employment to Compliance Specialist, PAM.
- Offer of employment to Senior Assistant General Counsel, Real Estate.
- Offer of employment to LevelUp Coach.
- Offer of employment to Environmental Health and Safety Analyst.
- Offer of employment to Deputy Chief, Capital Construction.
- Promotion of employee to Director Policy.
- Market Adjustment of employee to Director Familyworks & Supportive Services.
- Market Adjustment of employee to Manager, Familyworks.
- Market Adjustment of employee to Manager, Familyworks & RRC.
- Promotion of employee to HR Generalist.
- Promotion of employee to Occupancy Specialist.
- Market Adjustment of employee to Senior Paralegal, Real Estate.
- Promotion of employee to Property Operations Manager.

- Promotion of employee to HCV Senior Accountant.
- Promotion of employee to Contract Manager, Construction.
- Promotion of employee to Program Manager.
- Market Adjustment of employee to Manager, Risk Management.
- Promotion of employee to Internal Audit, Risk, & Control Officer.

Acceptance of resignations, retirements, and terminations:

- Resignation of employment for HCV Program Enforcement Specialist.
- Resignation of employment for Program Manager.
- Retirement of employment for Occupancy Specialist.
- Resignation of employment for Financial Analyst.
- Resignation of employment for Emergency Dispatcher.
- Resignation of employment for Senior Project Manager, Construction.
- Resignation of employment for Manager, Property Operations.
- Resignation of employment for Senior Accountant, HR & Payroll.
- Resignation of employment for Program Specialist, Homeownership.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 12

RESOLUTION NO. 2025-CHA-

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 19, 2025, 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.

James Matanky
Interim Vice Chairman
Chicago Housing Authority