



Chicago Housing Authority

60 E Van Buren St
Chicago, IL 60605

Tenant Services Committee

Meeting Minutes - Final

Tuesday, May 27, 2025

8:50 AM

CHA Corporate Offices

The Regular meeting of the Tenant Services Committee was held on Tuesday, May 27, 2025, at CHA Corporate Offices, 60 E. Van Buren, 7th Floor, in Chicago, Illinois at approximately 10:20 a.m.

I. Roll Call

Committee Chair Debra Parker, called the meeting to order, the following members of the Committee being present:

Present: LaShawn Cobb, Juliana Gonzalez-Crussi, Mildred Harris, Debra Parker and Francine Washington

Absent: None

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

Matthew Brewer	Interim Chairman
Luis Gutierrez	Commissioner
James Matanky	Commissioner
Jawanza Malone	Commissioner

The Committee Chair declared the presence of a quorum.

The following others were also present:

Angela Hurlock	Interim Chief Executive Officer
----------------	---------------------------------

II. Approval of Minutes for Tenant Services Committee Meeting of March 24, 2025.

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

Aye: Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Harris, Chairperson Parker and Commissioner Washington

Nay: None

III. Resolutions

7 Authorization to approve the FY2026 Administrative Plan.

Pursuant to HUD regulations, CHA is required to implement an Administrative Plan to govern its Housing Choice (HCV) Program. The HCV Administrative Plan provides the required information on the rules that CHA will follow in the administration of the HCV Program. The resolution for Item No. 7 approves the FY2026 HCV Administration Plan that contains updated policy changes as needed to be consistent with HUD requirements and current practice. CHA held a 30 day public comment period. CHA also distributed resident notices across CHA properties and sent email notifications to HCV participants. Changes to the Administrative Plan describes policy on assisting families with relocating and finding a new unit; exception payment standards in areas of low mobility; circumstances which a PHA will use competitive and noncompetitive selection methods and procedures for submission and selection of PBV proposals, and new waivers and flexibilities related to HUD-VASH.

Attachments: [Approved Board Letter Resolution No. 19-FY2026 Administrative Plan](#)

As the Chairperson of the Central Advisory Council, Commissioner Washington Recused from voting on Item No. 8 only.

8 Authorization to Amend the 2025-2027 Funding Agreement with the Central Advisory Council.

In September 2024, the CHA Board approved a Funding Agreement with the Central Advisory Council (CAC) for a three-year term in the amount of \$1,930,000. CHA executed this agreement with the CAC. Since then, additional funding needs were identified, primarily for CAC and LAC member training following the elections, as well as equipment expenses for the CAC and fifteen LAC offices within CHA's portfolio. Accordingly, the resolution for Item 8 amends the 2025-207 Funding Agreement with the CAC for a modified not-to-exceed amount of \$2,295,621. A Funding Agreement between CHA and the CAC is required by HUD Regulations for funding provided by a public housing authority toward a duly elected resident council.

Attachments: [Approved Board Letter Resolution No. 20-CAC Funding Agreement](#)

Omnibus Motion

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

Aye: Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Harris, Chairperson Parker and Commissioner Washington

Recused: Commissioner Washington (Item 8 only)

Public Participation

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

IV. Adjournment

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

Aye: Commissioner Cobb, Commissioner Gonzalez-Crussi, Commissioner Harris,
Chairperson Parker and Commissioner Washington

Nay: None

The meeting was adjourned at approximately 11:00 a.m.

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

July 29, 2025
Date These Minutes Approved