



Chicago Housing Authority

60 E Van Buren St
Chicago, IL 60605

Real Estate Operations Development Committee

Meeting Minutes - Final

Tuesday, November 25, 2025

8:40 AM

CHA Corporate Offices

Adjourned from 11/18/2025

The Regular meeting of the Real Estate Operations Development Committee was held on Tuesday, November 25, 2025, at CHA Corporate Offices, 60 E. Van Buren, 7th Floor, in Chicago, Illinois at approximately 9:15 a.m.

I. Roll Call

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

Present: Luis Gutierrez, Mildred Harris, Jawanza Malone, James Matanky and Debra Parker
Absent: None

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

Matthew Brewer	Operating Chairman
LaShawn Cobb	Commissioner
Angela Hurlock	Commissioner
Francine Washington	Commissioner

The Committee Chair declared the presence of a quorum.

II. Approval of Minutes for September 19, 2025

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

Aye: Commissioner Gutierrez, Commissioner Harris, Commissioner Malone, Chairman Matanky and Commissioner Parker
Nay: None

III. Resolutions

- 1 Authorization to award contract to American Hoist & Manlift, Inc. for agencywide elevator maintenance, repairs, and inspections.

The resolution for Item 1 approves award of contract to American Hoist & Manlift, Inc. for agency wide elevator maintenance, repairs, and inspections. The contract shall consist of a three-year base initial term with two (2) one-year options for a total not-to-exceed value of \$7,908,265. In response to the Invitation for Bid advertised in May 2025, six (6) bids were received. Having completed its review of the submitted bid

materials, the responses at the pre-award survey meeting and the recommendation of staff, CHA has determined that American Hoist & Manlift, Inc. is the lowest responsive and responsible bidder. American Hoist & Manlift, Inc will satisfy the CHA 20% M/W/DBE goal.

Attachments: [Approved Agencywide elevator maintenance Brd Ltr. & Resolution No.47](#)

- 2 Authorization to execute a Housing Assistance Payment (HAP) contract with A) Belden Apartments, and B) Sarah's on Sheridan.

The resolution for Item 2 approves an Agreement to enter into a Housing Assistance Payments (AHAP) contract, and a corresponding Housing Assistance Payments (HAP) contract for Belden Apartments and approves an additional eleven (11) Project Based Vouchers at Sarah's on Sheridan. Should Belden Apartments not secure required financing approvals, CHA's commitments will expire December 31, 2026. **Belden Apartments** is a new construction, 30-unit, 5-story elevator serving residential property located in Chicago's Lincoln Park community. The building will contain thirty (30) 1-bedroom units. All thirty (30) units will be fully accessible. Project Based Vouchers will assist 30 units. Applicants will come from CHA's waitlist. Over the Rainbow Association, Property Manager and sole member of the general partner, is a leading provider of affordable, barrier-free housing solutions and person-centered services for people with physical disabilities. **Sarah's on Sheridan**, was newly constructed in 2020. It consists of thirty-eight (38) permanent supportive housing (PSH) studio units in a 6-story elevator building. In addition to the PSH units the building includes space for the agency's 50-bed Interim Housing Program. All the PSH units are leased to single, unaccompanied women over the age of eighteen (18) who have experienced homelessness. The building currently has twenty-seven (27) CHA Project Based Vouchers (PBV) and the request for eleven (11) additional vouchers will bring the total to 38 PBV units. PBV units utilize the CHA waitlist with a preference for homeless individuals. Sarah's Circle is the Property Owner and Property Manager. Hamdard Health Alliance will provide supportive service to improve the lives of residents affected by domestic violence and to break the cycle of violence for future generations.

Attachments: [Approved HAP Contract, Belden Sarah's Apartments Brd Ltr. & Resolution No.48](#)

- 3 Authorization to execute a Housing Assistance Payment (HAP) contract with A) The Suites of Autumn Green at Wright Campus.

The resolution for Item 3 approves Housing Assistance Payments (HAP) contracts for The Suites of Autumn Green at Wright Campus. The Suites of Autumn Green at Wright Campus are a thirty-six (36) unit, four (4)-story elevator building that was placed in service in 2011. There are a total of twelve (12) one-bedroom and twenty-four (24) 2-bedroom units. Five (5) units are accessible, four (4) adaptable and six (6) are sensory. Project Based Vouchers (PBV) will continue to assist the eight (8) senior units: six (6) 1-bedroom, two (2) 2-bedrooms. Applicants will come from CHA's waitlist. Senior Suites Chicago Wright Campus, LLC, an Illinois limited liability company is the Property Owner and Managing Member. Senior Lifestyle, Property Manager, has thirty-five (35) years in helping seniors live vibrant and healthy lifestyles with ease. Senior Lifestyle manages independent, assisted, memory care and affordable housing for seniors.

Attachments: [Approved HAP Contract, The Suites of Autum Green Brd Ltr. & Resolution No.49](#)

- 4 Authorization to ratify Intergovernmental Agreement (IGA) with the City of Chicago acting through its Department of Fleet and Facility Management (2FM) to conduct Environmental Review of CHA projects under the National Environmental Policy Act (NEPA) and other reviews required by regulation.

The resolution for Item 4 ratifies the Intergovernmental Agreement (IGA) with the City of Chicago, for a five (5) year base term for a not-to-exceed value of \$2,500,000 to act as the Responsible Entity of CHA projects requiring environmental review under the National Environmental Policy Act (NEPA). Before certain federally assisted PHA capital projects can take place, a NEPA environmental review must be completed and approved by a governmental entity. The environmental review process evaluates how a project may affect the surrounding environment and how environmental conditions will impact the project and surrounding community. An environmental review must be performed before any funds, regardless of source, are committed to capital projects. For CHA, the environmental review is required for capital activities described in the annual Moving to Work (MTW) Plan and it is anticipated that such reviews will be a requirement of any subsequent agreement, such as executing legally binding agreements, with HUD to expend federal funds. The Intergovernmental Agreement (IGA) approved through this board action continues the existing 2020-2025 agreement between CHA and the City of Chicago for completing NEPA reviews for another five years.

Attachments: [Approved IGA City of Chicago Environmental Review Brd Ltr. & Resolution No.50](#)

- 5 Authorization for the Surf Apartments General Partner to accept the assignment of Limited Partner Interest from the Investor.

The resolution for Item 5 authorizes the Surf Apartments General Partner to accept the assignment of Limited Partner Interest from the Investor Limited Partner, Redstone Equity Holding, LLC and Red Stone Equity Manager, LLC. Britton Budd Apartments (also known as Surf Apartments) is in the Lakeview community area at 501 W Surf Street. The development is an 11-story public housing building comprised of 173 total units, studios and one-bedrooms for seniors. In 2008, CHA completed a gut rehabilitation of the 91-year-old building through a mixed finance, 4% low-income housing tax credit transaction. The tax-exempt bond/low-income housing tax credit financing required that a single-purpose limited partnership be established. CHA created Surf Senior Housing Limited Partnership, whose purpose was to rehabilitate and operate Britton Budd Apartments. At initial project closing, Red Stone Equity Holding, LLC, joined the Limited Partnership as the Limited Partner with 99.899% ownership and Red Stone Equity Manager, LLC, as the Special Limited Partner with 0.001% ownership of Surf Senior Housing Limited Partnership. The Limited Partner is an investor in the property and does not participate in the general operations or assume liability for the property. Red Stone wants to exit from its combined 99.9% ownership in the partnership. Red Stone has agreed to assign their interest to CHA or a CHA-controlled entity, and it is anticipated that the transfer will be completed in Q1 2026. Red Stone has agreed to exit in return for a \$70,000 exit payment to cover asset management fees, the capital transaction fee, and legal costs owed to them. Once Red Stone's interest is transferred, CHA will be able to make long-term financial decisions regarding capital needs for the property without the consent of an investor partner. Once Red Stone exits the partnership, the property will no longer have to pay Asset

Management fees to the investor, and all cash flow returns to CHA. Through this action, Britton Budd Apartments will continue to serve existing senior residents and the community as a CHA senior affordable housing asset.

Attachments: [Approved Surf Apartments General Partner Brd Ltr. & Resolution No.51](#)

Omnibus Motion

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

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

Nay: None

IV. Public Participation

V. Adjournment

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

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

Nay: None

The meeting was adjourned at approximately 10:30 a.m.

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

January 27, 2026
Date These Minutes Approved