

AGENDA



Meetings of the Real Estate Operations Development Committee

JANUARY 27, 2026 AT 8:40 AM

*60 E Van Buren St
Chicago, IL 60605*



Chicago Housing Authority

Real Estate Operations Development Committee

Agenda

60 E Van Buren St
Chicago, IL 60605

Tuesday, January 27, 2026

8:40 AM

CHA Corporate Offices

I. Roll Call

II. Approval of Minutes for the Adjourned Real Estate Operations Development Committee Meeting of November 25, 2025.

III. Resolutions

- 1** Authorization to extend the Housing Assistance Payments (HAP) contract with Evergreen Towers II Apartments.
Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer
- 2** Authorization to forgive the predevelopment loan made to Near North Cabrini, LLC and accrued interest for Clybourn and Larrabee redevelopment.
Presenter: Kemena Brooks, Chief of Staff
- 3** Authorization to increase CHA loan funds for Lathrop 1C.
Presenter: Kemena Brooks, Chief of Staff
- 4** Authorization to enter into a contract for environmental remediation activities at the Lathrop Powerhouse.
Presenter: Kemena Brooks, Chief of Staff
- 5** Authorization to select Preservation of Affordable Housing (POAH) as the co-development partner for the Loomis Courts Redevelopment.
Presenter: Kemena Brooks, Chief of Staff
- 6** Authorization to award a contract for agency wide generator maintenance and inspections.
Presenter: Leonard Langston, Jr., Interim Chief Property Officer
- 7** Authorization to award a contract for architectural services at Robert Brooks Homes Retrofit project for Phases III-VIII.
Presenter: Leonard Langston, Jr., Interim Chief Property Officer

IV. Public Participation

V. Adjournment



Board Letter

Agenda Date: January 27, 2026

Agenda #: 1

Authorization to extend the Housing Assistance Payments (HAP) contract with Evergreen Towers II Apartments.

Development Address	Community Area	Target Population
Evergreen Towers II Apartments 1343 North Cleveland Avenue	Near North Side	Seniors

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Operating Chairman or his designee to extend the Housing Assistance Payments (HAP) contract, and all other documents as may be necessary or appropriate to implement the foregoing for Evergreen Towers II Apartments.

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 Development 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
Evergreen Towers II Apartments Evergreen Towers II, L.P.	HAP 10 years	101	10	\$231,000.00	\$3,439,164.00

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.

Evergreen Towers II Apartments is an existing one-hundred one (101) unit elevator served senior property located in Chicago's Near North Side community.

Project Based Vouchers assist ten (10) one-bedroom units. Applicants, seniors 55 and older, come from CHA's waitlist. Units contain a gas range and refrigerator. Owners are responsible for all gas utilities, including heating, water heating and cooking. Tenants are responsible for lighting and other electric.



Evergreen Towers II L.P., an Illinois limited partnership ("Property Owner") is a partnership between **CJD Projects XI, LLC.**, an Illinois limited liability company, as Limited Partner with a 99.98% membership interest ("Limited Partner"), Walsh Construction Company, an Illinois corporation, as Special Limited Partner with a 0.01% membership interest ("Special Limited Partner"), and **Evergreen Towers II, LLC.**, an Illinois limited liability company, as General Partner with a 0.01% membership interest ("General Partner").

Both Limited Partner and General Partner are managed by Cullen Davis, as Managing Member, through **Up Development, LLC.**, an Illinois limited liability company ("UP Development"). UP Development has worked with community leaders and local organizations to provide stable, dignified housing to meet the needs of residents. Their team works to cultivate relationships to enhance a community-based vision and craft housing solutions that address local challenges. Mr. Davis, a graduate of Northwestern Law, has more than 9,000 units under management and a personal portfolio of 1,300 units. Over the past 20 years, he has created affordable housing in areas of great need, utilizing models that provide supports and meaningful services to create positive outcomes for the residents.

Special Limited Partner, Walsh Construction Company, incorporated in 1949 in Chicago, Illinois, is one of the largest and most respected general contracting, construction management and design-build firms in North America. The firm operates out of regional offices across the United States, working with union labor and union subcontractors in the building, transportation and water sectors.

UPA, LLC., an Illinois limited liability company, ("Property Manager"), also managed by Cullen Davis, has been managing properties since its founding in 2003. UPA, LLC manages 56 developments in Illinois, Indiana, Ohio, California and Michigan. The management team is comprised of staff trained in the industry's best practices in leasing, operations, and regulatory compliance. Utilizing the best practices of the Blended Housing Management Program, UPA, LLC is responsible for permanent supportive housing units, affordable or tax-credit housing, and market-rate apartments.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 1

RESOLUTION NO. 2026-CHA-X

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated January 27, 2026, entitled "Authorization to extend the Housing Assistance Payments (HAP) contract with Evergreen Towers II Apartments".

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 extend the Housing Assistance Payments (HAP) contract with Evergreen Towers II Apartments and all other documents as may be necessary or appropriate to implement the foregoing.

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: January 27, 2026

Agenda #: 2

Authorization to forgive the predevelopment loan made to Near North Cabrini, LLC and accrued interest for Clybourn and Larrabee redevelopment.

Development Address	Community Area	Target Population
Clybourn and Larrabee	Near North	Family

Presenter: Kemena Brooks, Chief of Staff

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Operating Chairman or his designee to: 1) forgive the predevelopment loan made to Near North Cabrini, LLC and accrued interest; and 2) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Funding

N/A

Compliance

N/A

Background and Approach

In February 2017, the Chicago Housing Authority Board approved and selected the Hunt Companies development team for the redevelopment of the Clybourn and Larrabee site. In February 2018, CHA entered into the Contract for Redevelopment of Cabrini Green’s Clybourn and Larrabee Site with the owner entity, Near North Cabrini, LLC, whose members were Hunt/Imagine Development and Cabrini Green LAC CDC.

In August 2017, Pennrose Properties, LLC entered into a partial acquisition agreement with Hunt Companies and subsequently assumed the lead development role for the Clybourn and Larrabee project.

In February 2019, CHA executed a Predevelopment Loan Agreement with the development team for up to \$1.5 million, followed by two amendments (December 2020 and August 2023) extending interest set at 6% with a maturity date of December 31, 2025.

After unsuccessful Low-Income Housing Tax Credit (LIHTC) submissions in 2019, 2021, and 2024-2025 to the City of Chicago Department of Housing and Illinois Housing Development Authority in 2023, and a lack of approval from the Department of Planning and Development on

the project's zoning and design plan, the development team formally notified CHA in August 2024 of its withdrawal from the project and plan to divest from all Illinois projects.

Predevelopment Loan Forgiveness

From 2018 through January 2024, CHA paid a total of \$975,516.29 for eligible third-party project master planning, design, engineering, zoning, and environmental costs. By January 27, 2026 (the anticipated January Board date), the accrued interest is projected to be \$142,893.86 for a total of \$1,118,410.15. The daily interest rate accrual is \$162.50.

This work product was used as part of previous attempts to redevelop the site with the previous developer and may be used to inform continued predevelopment activities on the site.

Next Steps

Following board action on this item CHA will issue a formal notice to Near North Cabrini LLC to forgive the outstanding predevelopment loan and terminate the Contract for Redevelopment of the Clybourn and Larrabee Site in Cabrini-Green.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 2

RESOLUTION NO. 2026-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026, entitled "Authorization to forgive Near North Cabrini, LLC pre-development loan and accrued interest for Clybourn and Larrabee redevelopment".

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

THAT, the Operating Chairman or his designee is authorized to forgive the disbursed predevelopment loan made to Near North Cabrini, LLC and accrued interest.

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

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: January 27, 2026

Agenda #: 3

Authorization to increase CHA loan funds for Lathrop 1C.

Development Address	Community Area	Target Population
Lathrop 1C Corner of Leavitt St. & Clybourn Ave. to the north, Damen Ave. to the east, corner of Chicago River & Damen Ave. to the South, and Chicago River to the west	Lincoln Park	Families

Presenter: Kemena Brooks, Chief of Staff

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Operating Chairman or his designee to: 1) increase the maximum CHA loan by an amount by \$4,000,000 for an amount not to exceed \$41,000,000 for the development of Lathrop 1C and 2) execute and deliver 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	\$41,000,000

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)*	309	121	\$3,008,817	\$71,156,408

* The 1st Year contract rent will be updated to include the 2026 operating cost adjustment factor once it is issued.

Funding

This item recommends approving a maximum of \$4,000,000 in additional loan funds for the Lathrop 1C development. This change would result in a not-to-exceed total of \$41,000,000 in CHA funds and taxable bond proceeds for this project.

Compliance

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

Background and Approach

Lathrop 1C is the third phase of the Lathrop redevelopment project. The overall revitalization plan for Lathrop is a multi-phased, mixed-income, mixed-use redevelopment effort. The first two phases of Lathrop delivered 179 CHA units and 488 total units.

Phase 1C preserves seven of the existing historic residential buildings and one new construction building to deliver a total of 309 new and renovated mixed income residential rental units. The project also includes 3,500 sq ft of community space in the new construction residential building and the exterior renovation of the “Powerhouse” building.

The CHA Board previously approved a maximum loan amount of \$37,000,000 under Resolution No. 2024-CHA-13 on March 19, 2024. Since March 2024, construction costs have significantly increased resulting in the need for additional soft funding from the City of Chicago, Illinois Housing Development Authority (IHDA), and CHA. These increased costs have resulted in a significant financing gap that must be filled for this phase of Lathrop development to proceed. CHA has been working closely with the Developer and other government funding partners to find solutions to address the funding shortfall.

Since the initial CHA funding approval in March 2024, the City of Chicago has approved an additional \$20 million funding through Tax Increment Financing (TIF).

The recommended additional \$4,000,000 in CHA loan funds, alongside additional funding approved by the City of Chicago will address the current financing gap and enable the development to move forward.

Unit Summary

Unit Type	CHA	Affordable	Market	Total
Studio	0	18	6	24
One-Bedroom	54	69	42	165
Two--Bedroom	60	37	13	110
Three-Bedroom	7	3	0	10
Total	121	127	61	309

The 121 CHA units will be subsidized using a RAD project-based voucher (PBV) transaction.

Next Steps

CHA staff will continue working with the Lathrop 1C developer partners and other public funders to finalize the financial structure for the development and ensure all available opportunities to advance the project are exhausted before using additional CHA funds. The financial closing for this project is now anticipated in the Winter/Spring 2026, and construction is anticipated to start around the same time.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 3

RESOLUTION NO. 2026-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026, entitled "Authorization to increase CHA loan funds for Lathrop 1C".

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

THAT, the Operating Chairman or his designee to increase the maximum CHA loan by \$4,000,000 for an amount not to exceed \$41,000,000 for the development of Lathrop 1C

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.

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: January 27, 2026

Agenda #: 4

Authorization to enter into a contract for environmental remediation activities at the Lathrop Powerhouse.

Address	Community Area	Target Population
2567 N. Hoyne Ave.	Lincoln Park	Families (Non-residential portion of Lathrop 1C Redevelopment)

Presenter: Kemena Brooks, Chief of Staff

Recommendation

The Operating Chairman of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Operating Chairman or his designee to: 1) enter into a contract with Lathrop Community Partners, LLC, or its designee, to remediate the Lathrop Powerhouse building with a not-to-exceed amount of \$2,000,000 and 2) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Property Summary

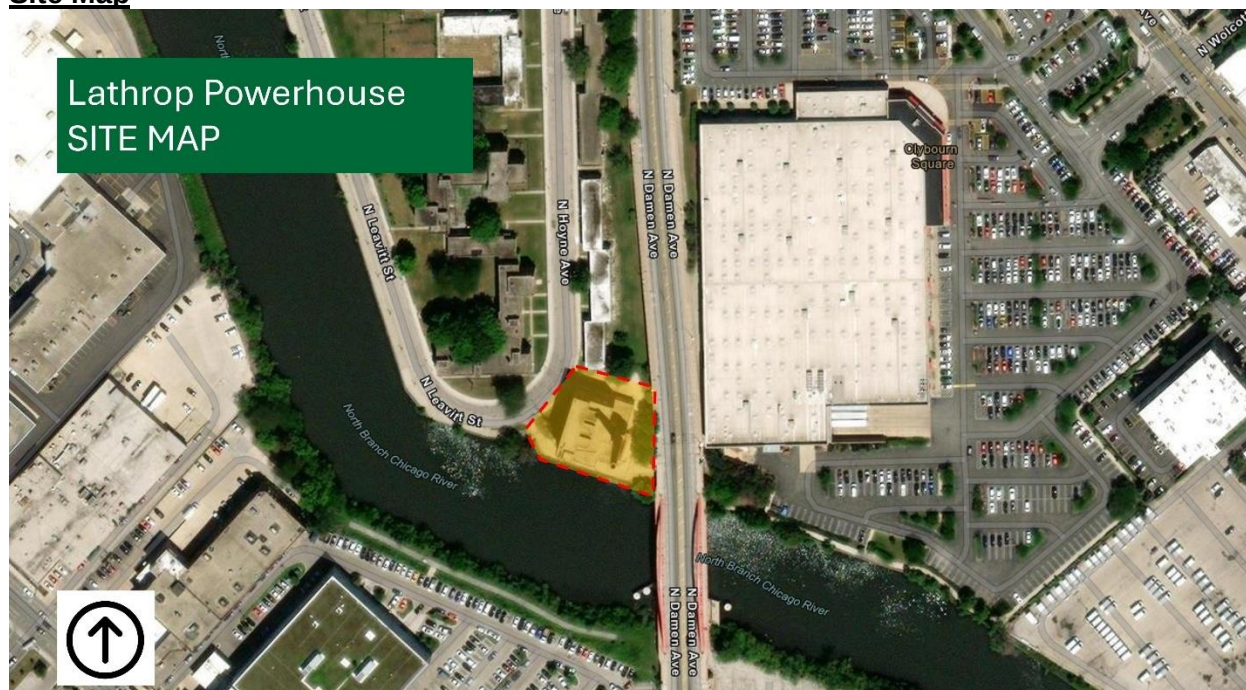
The Lathrop Powerhouse building is an approximately 32,000 square-foot building with a 16-storey smokestack. The Powerhouse building housed boilers and coal stores that served the 31 residential and administrative buildings that were part of the original Julia C. Lathrop Homes when they were completed in 1938. The Powerhouse building was last used in 2019 and contains inactive boilers, a coal chute, a chimney stack, a full basement with tunnels and pipes for transmitting steam heat, and several mechanical rooms. The building is included as part of the Lathrop Homes listing in the National Register of Historic Places.

Funding

Not to exceed total of \$2,000,000.

Compliance

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

Site Map**Background and Approach**

The Lathrop Powerhouse has been vacant since 2019. Due to the era of construction and long-term vacancy, the interior conditions of the building have declined and become hazardous to human health. This proposal to enter into a Remediation Agreement with Lathrop Community Partners, LLC, or its designee, to remediate the Powerhouse building will ensure that health hazards are removed in a timely and cost-effective way and enable the building to be rehabilitated through an adaptive reuse contemplated under the Lathrop 1C development proposal.

Lathrop 1C is the third phase of the Lathrop redevelopment project. The overall revitalization plan for Lathrop is a multi-phased, mixed-use redevelopment effort with the latest phase delivering a total of 309 new and renovated mixed-income residential rental units. The Lathrop 1C redevelopment contemplates the Powerhouse building will be restored to a 'vanilla shell' condition for future non-residential usage. The future use or uses for this space are still to be determined.

Environmental assessments have determined the presence of Asbestos Containing Materials (ACM) and Lead Based Paint (LBP) in many materials within the building. Since the building went into disuse in 2019, these hazardous materials have reached a more deteriorated state due to exposure as well as vandalism in recent years.

The hazardous materials need to be remediated before the Lathrop 1C developer can begin construction to bring the building to a 'vanilla shell' condition as contemplated under the Lathrop 1C redevelopment proposal. Due to the atypical nature of a Powerhouse building, and the recent deterioration, the extent of the environmental hazards are outside the typical levels for the building to be transferred to Developer Partners and for interior renovations of the powerhouse to begin.

CHA has retained Environmental Analysis, Inc (EAI), a specialized demolition and environmental services firm, to develop a detailed scope of work that will be included in the Remediation Agreement. The Remediation Agreement is a required document for the Lathrop 1C development financing to close. Therefore, the remediation scope of work and Remediation Agreement must be finalized for the Lathrop 1C redevelopment to proceed.

EAI will also provide an independent, expert cost estimate to ensure that the Remediation Agreement is delivered at a reasonable cost to CHA. The \$2 million not-to-exceed amount for the Remediation Agreement is a maximum ceiling that includes potential cost escalations and contingency for unforeseen costs. CHA environmental staff will coordinate closely with the Developer Partner, Lathrop Community Partners, LLC, to ensure final project costs are managed closely. The Developer Partner will only be paid for approved costs under the Remediation Agreement. If the work costs less than the not-to-exceed amount, any unspent funds will remain with CHA.

By entering the proposed Remediation Agreement with the Developer for Lathrop 1C, CHA can ensure the necessary remediation work can start at the same time Lathrop 1C starts construction. This will ultimately ensure the new and rehabilitated affordable homes are completed on the fastest possible schedule. Without taking this remediation approach, the project's financial closing and construction start-date would have to come after the environmental remediation is completed. This would likely lead to the Lathrop 1C closing and construction start date being delayed beyond the current mid-2026 timeline.

CHA has already coordinated with the Developer Partner to guide the remediation scope of work and to minimize duplication with the separate scope of work for the interior renovation and build-out. For example, due to the tall interior height of the building, a substantial amount of scaffolding will be needed to remove lead paint and other lead-based components for remediation purposes. CHA and Lathrop Community Partners, LLC have coordinated their scope so the other general interior demolition and rehabilitation work can take place at the same time to not have to install the scaffolding twice.

Next Steps

CHA will work with EAI to draft the full remediation scope of work, targeting Spring 2026 for finalization. CHA and the Developer Partner must finalize the Remediation Agreement prior to the financial closing for Lathrop 1C and begin working to finalize other closing documents to maintain a target closing by mid-2026. On-site remediation work for the Powerhouse building is expected to begin in Summer or Fall 2026.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 4

RESOLUTION NO. 2026-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026, entitled “Authorization to enter into a contract for environmental remediation activities at the Lathrop Powerhouse”.

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

THAT, the Operating Chairman or his designee enter into a contract (“Remediation Agreement”) with Lathrop Community Partners, LLC, or its designee, to remediate the Lathrop Powerhouse building with a not-to-exceed amount of \$2,000,000;

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.

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: January 27, 2026

Agenda #: 5

Authorization to select Preservation of Affordable Housing (POAH) as the co-development partner for the Loomis Courts Redevelopment.

Presenter: Kemena Brooks, Chief of Staff

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) Provide authorization to select Preservation of Affordable Housing (POAH) as CHA's co-development partner for the Loomis Courts Redevelopment; 2) Enter into a Development Agreement for a mixed-finance development with POAH as partner for the Loomis Courts Redevelopment; 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 co-development 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 the Loomis Courts redevelopment. Those terms, including details of the proposed renovations and financing, will be brought to the Board of Commissioners for a separate action.

Background

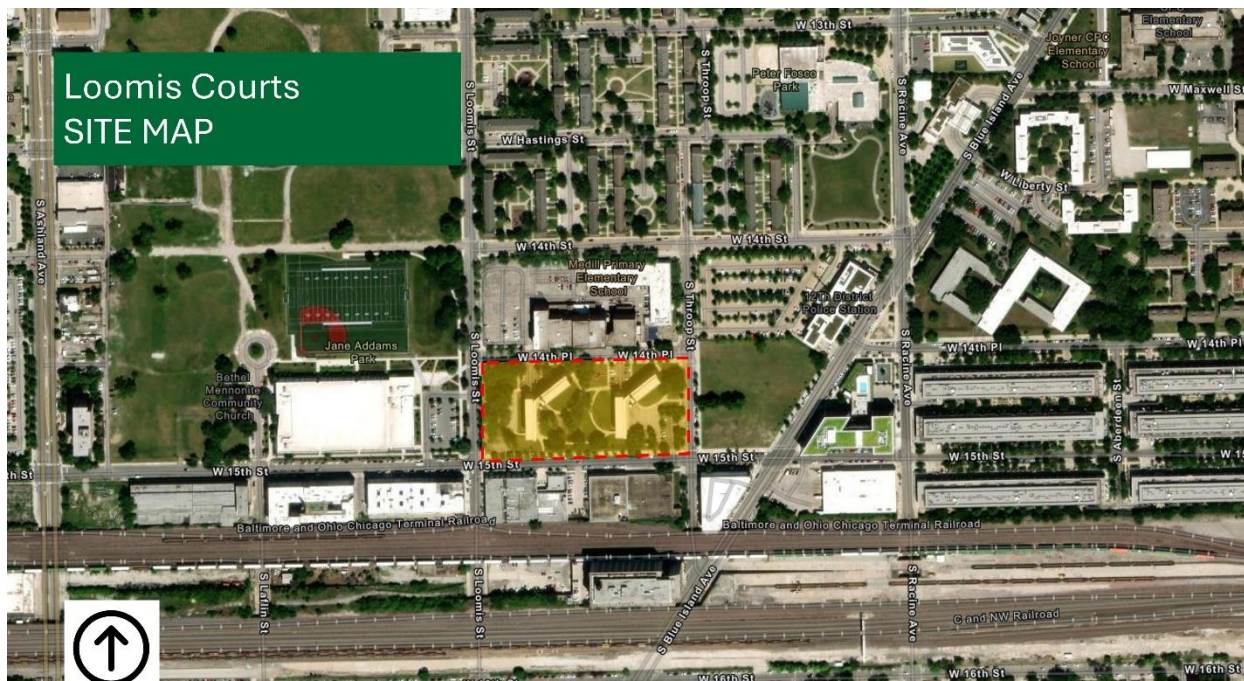
CHA developed Loomis Courts Apartments in 1951, and the property features two seven-story multi-family buildings located at 1314 & 1342 West 15th Street in Chicago's Near West Side community area. Each building originally featured 42 one-bedroom and 21 two-bedroom units for a total of 126 units.

The units are currently under a Project-Based Rental Assistance contract and are not included in CHA's public housing portfolio, which limits CHA's ability to access federal funding for major repairs. The units and the major building systems require significant capital repairs and improvements to be brought back online.

To perform the necessary substantial improvements and move the project forward most effectively, the Chicago Housing Authority (CHA) issued a Request for Proposals (RFP) seeking qualified development team(s) for the planning, design, financing, development, and management of the Loomis Courts Redevelopment.

Goals for the RFP, and the future redevelopment on the site include a substantial renovation of all units, replacement of the major systems to ensure the buildings' operating longevity, and the provision of newly constructed property management offices and resident amenity spaces.

Site Map



Procurement Activities

CHA staff publicly advertised RFP Event #3300 for Loomis Courts redevelopment on August 29, 2025. A Pre-Proposal Conference was held on September 18, 2025, and a site visit featuring a tour of the existing buildings was held on September 19, 2025. Three proposals were received on October 24, 2025. The following respondents submitted proposals:

Responsive Proposal(s)
Evergreen Real Estate Group
LR Development LLC dba Related Midwest
Preservation of Affordable Housing

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. Specialized Experience and Past Performance -- 30 points
2. Approach and Work Plan -- 30 points
3. Ability to Obtain/Implement Financing and Financial Capacity -- 30 points
4. Contract Requirements -- 10 points

Final scores provided by the Evaluation Committee were used to determine the competitive range. Oral presentations were held on November 20, 2025.

Based on the overall scoring, CHA staff recommends Preservation of Affordable Housing (POAH) to act in coordination as co-development partners with CHA to redevelop and operate Loomis Courts.

Contracting Requirements

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

Preservation of Affordable Housing stated in their commitment that "POAH/Leopardo/Apex team commit to pursuing the CHA's contracting and participation goals, subject to applicable law. The team will work closely with the CHA, its existing subcontractor network, and community employment centers to implement a comprehensive strategy that maximizes community-based hiring and career opportunities.

Vendor Background Information

Aaron Gornstein, President and CEO, 2 Oliver Street, Suite 500, Boston, MA 02109. Preservation of Affordable Housing is a nationally recognized non-profit developer with extensive experience in the renovation, redevelopment, and new construction of affordable housing. POAH has completed over 100 projects using Low-Income Housing Tax Credits across the country and has secured over \$750 million of private investment into affordable housing.

In Chicago, POAH has completed 16 LIHTC-financed projects totaling 1,382 affordable apartments and currently has three additional projects under construction comprising 395 units. POAH is also partnering with CHA to preserve and renovate Levy House, a 57-unit senior residence in East Rogers Park. They manage project-based voucher contracts at other CHA-affiliated properties, including the renovated Mattie Butler Apartments (2020) and the ongoing Historic Uptown Apartments project, which encompasses Sunnyside Kenmore Apartments.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Operating Chairman or her/his designee to enter into contract with Preservation of Affordable Housing Inc as a co-developer for Loomis Courts Apartments.

Respectfully Submitted:

Matthew Brewer
Operating Chairman
Chicago Housing Authority



Agenda #: 5

RESOLUTION NO. 2026-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026 entitled "Authorization to select Preservation of Affordable Housing (POAH) as the co-development partner for the Loomis Courts Redevelopment".

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

THAT, the Operating Chairman or his designee provide authorization to select Preservation of Affordable Housing (POAH) as the co-development partner for the Loomis Courts Redevelopment.

THAT, the Operating Chairman or his designee enter into a Development Agreement for a mixed-finance development with POAH as partner for the Loomis Courts Redevelopment.

THAT, the Operating Chairman or his designee executes 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 Contract and insurance requirements.

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: January 27, 2026

Agenda #: 6

Authorization to award a contract for agency wide generator maintenance and inspections.

Presenter: Leonard Langston, Jr., Interim Chief Property Officer

Recommendation

The Operating Chairman of the Chicago Housing Authority recommends that the CHA Board of Commissioners approve the award of a contract to the below listed contractor. The contract shall consist of a three-year initial term ("initial term"), with two (2) one-year options to extend the contract following the completion of the initial term. The total not-to-exceed value of the contract shall be \$1,609,436, in accordance with the values of the initial term together with all option terms set forth in the table below.

The Board further authorizes the Operating Chairman or his designee to approve each request to exercise the extension options awarded under the contract.

Recommended Awardee	Base Term	Option Terms	Total Contract Value
GenServe LLC	3 years	1 st Option: \$327,979 2 nd Option: \$344,377	\$1,609,436
Aggregate Total:	\$937,080	\$672,356	\$1,609,436

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

Property and Asset Management recommends award to GenServe, LLC. for agencywide generator maintenance, testing, and inspections. We recommend they are awarded an agreement for a 3-year base term and two (2) 1-year options for a lifetime maximum amount for \$1,609,436.

Procurement Activities

Specifications prepared by CHA staff were publicly advertised as IFB Event 3301 for Generator Inspections and Maintenance, on September 2, 2025. A Pre-Bid Conference and site visit was held on September 4, 2025, and no firms attended. Two (2) bids were received on September 25, 2025, at 11AM CST. The responses to the IFB are depicted in the table below:

Vendor Name	Total
GenServe LLC	\$1,609,436
LionHeart Critical Power Specialists, Inc.	\$2,811,470

After reviewing the bid submittal materials, CHA staff held a pre-award meeting with the apparent low bidder on November 12, 2025. Having completed its review of the submitted bidding materials, the responses at the pre-award survey meeting, and the recommendation of staff, CHA has determined that Genserve LLC. is the lowest responsive and responsible bidder.

Contracting Requirements

CHA Staff has reviewed the proposed vendor and has determined the vendor's utilization plan meets the CHA's stated goals.

Due to the nature of this service, Genserve LLC has requested a full waiver of the 20% M/W/DBE contract requirement. To satisfy their 3% Section 3 subcontracting contract requirement, Genserve LLC has committed to partnering with the WORC team to recruit qualified candidates. They have expressed a full commitment to prioritizing CHA residents and Section 3 workers. Additionally, Genserve LLC has committed to establishing a pathway to full-time employment for interns, with the internship program scheduled to begin June 1, 2026. Genserve LLC commits to hosting a minimum of one (1) intern per year. The total potential value for the term of the contract is \$53,720.

Vendor Background Information

Erik Leto, Chief Executive Officer, 444 Randy Road, Suite B, Carol Stream, IL. 60188. Genserve LLC, bringing over 20 years of experience in operations, finance, and business transformation. Known for his expertise in scaling PE-backed service organizations, Erik has a proven record of driving growth through strategic M&A, operational excellence, and data-driven performance management. GenServe LLC provides commercial generator maintenance, repairs, upgrades, sales, and emergency response. Genserve's team has expertise in all makes and models of industrial generators and backup power systems to keep a facility up and running.

Genserve provides remote monitoring options such as GenTracker system. Customers can view and print generator performance reports at any time and be made aware if any basic failures arise so they can repair them before an emergency occurs.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Operating Chairman or his designee, to enter into a contract with Genserve LLC. to provide generator inspections and maintenance in an amount not-to-exceed \$1,609,436.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



RESOLUTION NO. 2026-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026, entitled "Authorization to award a contract for agency wide generator maintenance and inspections."

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 award a contract to GenServe LLC in the not-to-exceed amount of \$937,080 for a 3 year base term and two (2) 1 year option terms; with a not-to-exceed amount of \$327,979 for the first option year and \$344,377 for the second (2) option year for a total not-to-exceed aggregate amount of \$1,609,436 over five (5) years.

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

James Matanky
Vice Chairman
Chicago Housing Authority



Board Letter

Agenda Date: January 27, 2026

Agenda #: 7

Authorization to award a contract for architectural services at Robert Brooks Homes Retrofit project for Phases III-VIII.

Presenter: Leonard Langston, Jr., Interim Chief Property Officer

Recommendation

The Operating Chairman recommends that the Board of Commissioners of the Chicago Housing Authority (CHA) authorize the award of the Architect of Record (AOR) services contract for the Robert Brooks Homes Retrofit (Phases III-VIII) project to the below listed qualified vendor for a five (5) year term for the not-to-exceed amount of \$1,601,440.

Recommended Awardee	Base Contract Value	Base Term	Option Terms	Total Contract Value
KOO LLC	\$1,601,440	5 years	N/A	\$1,601,440
Total:	\$1,601,440			\$1,601,440

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

The Robert Brooks Homes development was built in 1943. The property consists of 44 row home buildings, with exterior masonry walls and concrete floors. The buildings typically have five to eleven residential units in each and are comprised of one-to-four-bedroom units.

Six (6) two-story row home buildings are being renovated as part of phase II. To continue enhancing the residents' quality of life, 38 two-story buildings at Brooks Homes will be part of the next phases (III – VIII) and undergo comprehensive renovations including, but not limited to, new plumbing, electrical, and HVAC systems. The CHA desires to prioritize energy conservation and material sustainability in project designs. CHA requires compliance with the City of Chicago's energy code requirements, which will result in a more environmentally friendly and efficient residence. In addition, designs and systems must meet all regulatory requirements as required by Federal, State, and Local laws or ordinances.

Procurement Activities

Specifications prepared by CHA staff were publicly advertised as RFP Event 3302 for AOR Brooks Homes Retrofit Phases III-VIII September 11, 2025. A Pre-Proposal Conference was

held on September 22, 2025, and sixteen (16) firms attended. Eleven (11) proposals were received on October 14, 2025. The respondents to the RFP are depicted in the table below:

Vendor Responses
EC Purdy & Associates
Globetrotters Engineering Corp
HED
JP Architects Ltd.
KOO LLC
Moreno Architects Ltd.
Senga Architects Inc.
Stantec Architecture Inc.
Studio AH LLC
Studio ARQ, LLC
UrbanWorks

The recommended vendor was selected through a competitive procurement process in accordance with HUD regulation CFR 200.318 that evaluated responses in the following areas:

1. Specialized & Past Performance – 30 Points
2. Approach & Workplan – 30 Points
3. Organizational Structure & Key Personnel – 10 Points
4. Proposed Fees – 20 Points
5. MBE/WBE compliance -- 10 points

Final scores received from the Evaluation Committee were used to determine the competitive range. Oral presentations were waived. Best and final offers were completed. Based on the overall scoring, CHA staff recommend KOO LLC for award to provide AOR services for Phases III-VIII of the Brooks Homes Retrofit.

Contracting Requirements

CHA staff has reviewed the proposed vendor and has determined the vendor's utilization plan meets the CHA's stated goals.

KOO LLC will satisfy the CHA 20% contract requirements as a self-performing WBE at 59.32% direct participation. KOO LLC is certified as a WBE by the City of Chicago. Additionally, KOO LLC has committed to additional direct MBE participation of 28.55% by subcontracting to Calor Design Group (MBE) that is certified by the City of Chicago. KOO LLC will satisfy their Section 3 contract requirement by subcontracting to HUS architecture a 75% Section # business at 3.43%.

KOO LLC has previously served as a prime contractor on five (5) contracts and a sub-contractor on three (3) of which one (1) is currently open. These contracts span from 2010 through current. KOO LLC has a history of meeting the CHA contract requirements through direct participation and direct subcontracting.

Vendor Background Information

Jackie Koo, Founder; 55 W. Wacker Drive, Suite 600C, Chicago, IL 60001. KOO LLC is a mid-size architecture, interior design and urban planning firm established in 2005. They craft buildings and interior environments that create a unique identity for each project. They create

space and atmosphere. They embrace the new, temporal, and experimental while staying mindful of the technical rigors that experimentation requires. KOO LLC is a certified Minority Business Enterprise (MBE), Women's Business Enterprise (WBE), Disadvantaged Business Enterprise (DBE) and a member of the US Green Building Council.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Operating Chairman or his designee, to enter into a contract with KOO LLC as the for Architect of Record for Phases III-VIII of the Brooks Homes Retrofit in the amount of \$1,601,440.

Respectfully Submitted:

Matthew Brewer
Operating Chairman



Agenda #: 7

RESOLUTION NO. 2026-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 27, 2026, entitled “Authorization to award a contract for architectural services at Robert Brooks Homes Retrofit project for Phases III-VIII”.

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 enter into a contract with KOO, LLC, to provide Architect of Record (AOR) services, for a five (5) year term, for an amount not-to-exceed \$1,601,440.

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

James Matanky
Vice Chairman
Chicago Housing Authority