



Chicago Housing Authority

Board of Commissioners

Meeting Minutes - Final

60 E Van Buren St
Chicago, IL 60605

Tuesday, March 17, 2026

8:30 AM

CHA Corporate Offices

The Commissioners of the Chicago Housing Authority held its regular meetings of the Board of Commissioners on Tuesday, March 17, 2026, at CHA Corporate Offices, 60 E. Van Buren, Chicago, Illinois at approximately 8:30 a.m.

I. Roll Call

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

Present: Operating Chairman Matthew Brewer
Commissioner Juliana Gonzalez-Crussi
Commissioner Luis Gutierrez
Commissioner Mildred Harris
Commissioner Angela Hurlock
Commissioner Jawanza Malone
Commissioner Francine Washington

Absent: Commissioner LaShawn Cobb
Commissioner James Matanky
Commissioner Debra Parker

The Operating Chairman declared the presence of a quorum.

II. Approval of Agenda

Operating Chairman Brewer moved approval of the Agenda. Commissioner Harris seconded the motion. Upon vote, the Chair declared the order of the Agenda approved. The motion carried by the following votes:

Aye: Operating Chairman Brewer, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Harris, Commissioner Hurlock, Commissioner Malone, and Commissioner Washington

Nay: None

III. Closed Meeting

Pursuant to the Open Meetings Act, 5 ILCS 120/2, Operating Chairman Brewer moved adjournment of meeting to Closed Session for approximately 60 minutes to discuss personnel related matters; purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes and audit reviews.

IV. Open Session Resumes - Roll Call

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

Absent: Commissioner LaShawn Cobb

V. Approval of Minutes for the Closed and Regular Meetings of January 27, 2026.

Operating Chairman Brewer moved approval of the meeting minutes of January 27, 2026. Commissioner Hurlock seconded the motion. Upon vote, the Chair declared the motion carried and said minutes approved. The motion carried by the following votes:

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

Nay: None

VI. Presentation of Personnel, Litigation, and other Matters from Closed Session

Operating Chairman Brewer presented a summary of the resolution appointing Keith Pettigrew as Chief Executive Officer of the Chicago Housing Authority. The Operating Chairman highlighted Mr. Pettigrew's extensive public housing leadership experience and qualifications.

12 Approval of Personnel Matters.

Attachments: [Approved Appointment of CEO of CHA Resolution No. 10](#)

Operating Chairman Brewer moved approval of Item 12. Commissioner Hurlock seconded the motion. Upon Roll Call vote, the Chair declared the motion carried and said Item 12 approved. The motion carried by the following votes:

Aye: Operating Chairman Brewer, Commissioner Cobb by proxy vote pursuant to Section 10 of the Bylaws*, Commissioner Gonzalez-Crussi, Commissioner Gutierrez, Commissioner Hurlock, Commissioner Matanky, and Commissioner Washington

Nay: Commissioner Malone, and Commissioner Parker

Abstain: Commissioner Harris

*Pursuant to Section 10 of the Bylaws, in the event a Commissioner is prevented from physically participating in Board meetings due to personal illness, employment purposes, or a family emergency, the Commissioner may authorize another Commissioner to act on his/her behalf by proxy.

The Operating Chairman announced the results of the Roll Call vote, noting the resolution passed by majority vote with seven (7) ayes (including one proxy vote), two (2) nays and one (1) abstention.

Commissioner Matanky departed the meeting at approximately 10:25 a.m.

Commissioner Gutierrez departed the meeting at approximately 10:25 a.m.

Operating Chairman Brewer then presented entirety of the Resolution appointing Keith Pettigrew as Chief Executive Officer of the Chicago Housing Authority, outlining his qualifications, leadership experience, terms of appointments, delegated authority, and related employment provisions.

VII. Centering Thoughts - Commissioner Mildred Harris

Commissioner Harris presented Resolution mourning the loss of the Rev. Jesse Jackson and recognizing the civil right and social justice leader for the profound contributions he made to the CHA, to Chicago and to the world.

VIII. Report from Operating Chairman - Matthew Brewer

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

IX. 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.

X. Recess of Board Meeting

Operating Chairman Brewer presented a motion to recess the meeting of the board for the committee meeting to ensue. Commissioner Harris seconded the motion. Upon vote, the Operating Chairman declared the motion carried and the recess of the board meeting was approved. The motion carried by the following votes:

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

Nay: None

XI. Committee Meetings

XII. Board Meeting Resumes - Roll Call

Present: Operating Chairman Matthew Brewer
Commissioner Juliana Gonzalez-Crussi
Commissioner Mildred Harris
Commissioner Angela Hurlock
Commissioner Jawanza Malone
Commissioner Francine Washington

Absent: Commissioner LaShawn Cobb
Commissioner Luis Gutierrez
Commissioner James Matanky
Commissioner Debra Parker

XIII. Presentation of Resolutions and Committee Report

Due to lack of quorum, the Real Estate and Operations Development Committee was not held. Items listed on the Real Estate Operations Development Committee Agenda were discussed and voted upon during Board Meeting.

Real Estate Operations Development Committee Items

- 1 Authorization to enter into professional service agreements for real estate services.

The resolution for Item 1 awards contracts with seven (7) firms to establish a pre-qualified pool of vendors to provide real estate services across four categories, appraisal, brokerage, consulting and advisory, and land surveying with an aggregate value not to exceed \$1,250,000, consisting of a three (3) year base term not to exceed \$750,000 and two one (1) year options not to exceed \$500,000, and further authorizes the implementation of processes to manage the vendor pool and approve use of contract options. Following a competitive RFP process in which eleven (11) proposals were received and evaluated. CHA staff recommended CBRE, Inc., Allstate Appraisal, LP, CSG Advisors Incorporated, Environmental Design International, Inc., Steps Inc. Consulting, Wildcat Valuation & Full Circle Reality & Property Management LLC for award to provide real estate services as needed by CHA. The award of these contracts supports CHA's operational and development needs by ensuring access to qualified firms through a competitive procurement process, with services to be utilized on an as-needed basis and in compliance with applicable regulations and contract requirements.

Attachments: [Approved Professional Service Agreements for Real Estate Services Brd.Ltr. & Resolution No. 11](#)

- 2 Authorization to enter into license agreements at Legends South for a tenant garden at 31 W. 45th Street and an urban farm at 4412-4436 S. Dearborn Street, and to submit a Planned Development amendment to ensure zoning compliance.

The resolution for Item 2 approves the negotiation and execution of license agreements for a tenant garden at 31 W. 45th Street and an urban farm at 4412-4436 S. Dearborn Street, and to submit a Planned Development amendment to the City of Chicago to ensure zoning compliance, This action enables CHA to continue and relocate existing community gardening and urban farming operations at Legends South, supporting resident programs, food access, and community benefits while aligning with redevelopment plans and regulatory requirements.

Attachments: [Approved Legends South Tenant Garden and Urban Farm License Agreement Brd.Ltr. & Resolution No. 12](#)

- 3 Authorization to provide a loan to C/S Loomis Courts Limited Partnership for operating expenses.

The resolution for Item 3 approves a loan to C/S Loomis Courts Limited Partnership in an amount not to exceed \$1,849,042 for FY2026 and FY2027 to cover operating expenses. The loan supports the maintenance and management of the vacant Loomis Courts property until rehabilitation begins, addressing ongoing costs such as mortgage obligations, administrative expenses, and property upkeep, as the site prepares for future redevelopment.

Commissioner Parker rejoined the meeting in session at approximately 11:55 a.m.

Attachments: [Approved Loan CS Loomis Courts LP Brd.Ltr. & Resolution No. 13](#)

- 4 Authorization to execute a Housing Assistance Payments (HAP) Contract with a) The Rise on Halsted, b) Morgan Park Commons, c) 1 Fifteen Michigan Apartments, d) Joyce Chapman Apartments, and e) Sarah's on Sunnyside.

The resolution for Item 4 approves the execution of Housing Assistance Payments (HAP) contracts and all necessary related documents for five developments The Rise on Halsted, Morgan Park Commons, 1 Fifteen Michigan Apartments, Joyce Chapman Apartments, and Sarah's on Sunnyside, to provide affordable and supportive housing through the Housing Choice Voucher Program. The Rise on Halsted is a proposed new forty-two (42) unit four-story residential development in Chicago's Morgan Park, that will include PBV assistance for ten (10) units. Morgan Park Commons is a proposed seventy (70) unit residential development in Chicago's Morgan Park neighborhood consisting of two low rise buildings that will include PBV assistance for seventeen (17) units. 1 Fifteen Michigan Apartments is a proposed fifty-two (52) unit, four story residential development in Chicago's West Pullman community that will include PBV assistance for thirteen (13) units. Joyce Chapman Apartments is a proposed thirty-six (36) unit permanent supportive housing development in Chicago's Pullman neighborhood that will include PBV assistance for thirty (30) units. Sarah's on Sunnyside is a proposed fifty-four (54) unit permanent supportive housing development in Chicago that will include PBV assistance for all units. The HAP contract supports the development of new residential units across multiple Chicago communities, including family and permanent supportive housing, with long-term contracts that help ensure project feasibility and expand housing opportunities for CHA.

Attachments: [Approved HAP Contracts \(The Rise on Halsted, Morgan Park Commons, Fifteen Michigan Apts, Joyce Chapman Apts, Sarah's on Sunnyside\) Brd.Ltr. & Resolution No. 14](#)

XIV. 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.

General Items

- 5 Authorization to submit the FY2025 MTW Annual Report to HUD.

The resolution for Item 5 approves the submittal of the FY2025 Moving to Work (MTW) Annual Report to the Department of Housing and Urban Development (HUD). As part of CHA's MTW agreement, CHA is required to submit an Annual Report to HUD, no later than 90 days after the close of CHA's fiscal year. This action fulfills CHA's federal MTW reporting requirements by providing a comprehensive overview of agency operations, finances, and program activities, supersedes any conflicting prior MTW reports, and ensures continued compliance with HUD.

Attachments: [Approved FY2025 MTW Report Brd.Ltr. & Resolution No. 15](#)

- 6 Authorization to approve award of contract for professional services to provide strategic marketing & communications consulting services.

The resolution for Item 6 awards contract with Rise Strategy Group LLC to provide strategic marketing and communications consulting services under a hybrid fixed-rate and blended-rate structure, for a three (3) year base term with two one (1) year option periods, in an aggregate amount not to exceed \$1,195,200. Following a competitive RFP process in which nine (9) proposals were received and evaluated, CHA staff recommended Rise Strategy Group LLC. This contract supports CHA's efforts to enhance public awareness, outreach, and communication of its programs and initiatives through a competitively procured contract, with authority to manage and exercise option years as needed, subject to compliance with CHA's diversity and insurance requirements.

Attachments: [Approved RFP Professional Services Strategic Marketing & Communications Consulting Services Brd.Ltr. & Resolution No. 16](#)

- 7 Authorization to amend the CHA Records Retention Policy.

The resolution for Item 7 approves the revised CHA Records Retention Policy and implementation of the policy effective March 17, 2026, superseding all prior records retention policies. This will update and streamline CHA's record management practices to align with current laws and regulations, clarify definitions and applicability across staff and contractors, incorporate guidance for electronic records, and strengthen procedures for the retention, storage, access, and disposal of records in compliance with federal, state, and local requirements.

Attachments: [Approved Amendment of Records Retention Policy Brd.Ltr. & Resolution No. 17](#)

- 8 Authorization to adopt the CHA Artificial Intelligence Policy.

The resolution for Item 8 approves the adoption of CHA Artificial Intelligence (AI) Policy and implements the policy effective March 17, 2026, superseding all prior policies on the subject. This policy establishes guidelines for the responsible and secure use of AI tools across CHA, including requiring use of approved platforms, protecting sensitive and personally identifiable information, implementing a vetting process for new AI technologies, and ensuring compliance with applicable federal, state, and local laws while supporting operational efficiency and improved service delivery.

Attachments: [Approved Adoption of Artificial Intelligence Policy Brd.Ltr. & Resolution No. 18](#)

XV. 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.

Omnibus Motion

Operating Chairman Brewer presented an Omnibus Motion for approval of Items 1 through 8. Commissioner Parker seconded the motion. Upon vote, the Chair declared the motion carried and said resolutions approved. The motion carried by the following votes:

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

Nay: None

XVI. Presentation of Personnel, Litigation, and other Matters from Closed Session

- 9** Authorization to update Redevelopment Plan for the Jackson Square Condominium rehabilitation project, including the as-is listing and sale of Building C.

After discussion in Closed Session, Item 9 was tabled for presentation at the May Board meeting.

- 10** Approval of Personnel Actions.
Personnel actions for the month of January/February 2026 were not presented for discussion in closed session.

- 11** Authorization to complete the sale of C/S Harrison Courts.

Attachments: [Approved Sale CS Harrison Cous Resolution No. 19](#)

XVII. 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.

Operating Chairman Brewer moved approval of Item 11. Commissioner Washington seconded the motion. Upon vote, the Chair declared the motion carried and said Resolution approved. The motion carried by the following votes:

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

Nay: Commissioner Malone, and Commissioner Parker

XVIII. Adjournment

There being no further business to come before the meeting, Commissioner Washington moved adjournment of the meeting. Commissioner Hurlock seconded the motion. Upon vote, the Operating Chairman declared the motion carried and adjournment of meeting was approved. The motion carried by the following votes:

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

Nay: None

The meeting was adjourned at approximately 1:35 p.m.

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

March 17, 2026

Date These Minutes Approved