



RESOLUTION NO. 2026-CHA-10
**APPOINTMENT OF KEITH PETTIGREW AS CHIEF EXECUTIVE
OFFICER OF THE CHICAGO HOUSING AUTHORITY**

- WHEREAS,** strong, experienced, and permanent executive leadership is essential to the Authority's ability to manage its operations, serve the needs of our residents, and ultimately advance our mission;
- WHEREAS,** the Authority has operated without a permanent Chief Executive Officer since November 1, 2024;
- WHEREAS,** the appointment of a permanent Chief Executive Officer is necessary to ensure continuity, stability, and long-term strategic leadership for the Authority;
- WHEREAS,** the Authority worked with the mayors office to develop a process for selecting the next permanent CEO, including the formation of a selection committee and retention of an outside firm to conduct a nationwide CEO search which began in March 2025;
- WHEREAS,** the selection committee identified Keith Pettigrew and presented him to this Board and the Mayor for review;
- WHEREAS,** Keith Pettigrew has more than two decades of senior leadership experience in large public housing authorities and public-sector organizations, including service as Executive Director of the District of Columbia Housing Authority, one of the nation's largest housing authorities, where he oversees a housing portfolio serving more than 50,000 residents, with an annual operating budget exceeding \$671 million; and
- WHEREAS,** prior to his service in Washington, D.C., Mr. Pettigrew served as Chief Executive Officer of the Alexandria Redevelopment and Housing Authority, where he led significant operational improvements, strengthened financial performance, and advanced redevelopment initiatives; and
- WHEREAS,** Mr. Pettigrew served in senior leadership roles with the Housing Authority of New Orleans, during a HUD administrative receivership, where he helped lead the turnaround of the agency from HUD's "troubled" designation to "standard performer" status in less than three years; and
- WHEREAS,** throughout his career Mr. Pettigrew has demonstrated expertise in public housing operations, Housing Choice Voucher administration, affordable housing redevelopment, strategic planning, financial restructuring, and public-private partnership development, including extensive experience utilizing federal housing tools such as RAD conversions, Section 18 repositioning, Low-Income Housing Tax Credits, and mixed-income redevelopment strategies; and

WHEREAS, Mr. Pettigrew is also recognized for his ability to build collaborative relationships with residents, community stakeholders, elected officials, and housing advocates while strengthening the operational performance of complex public housing agencies; and

WHEREAS, the Board has determined that Keith Pettigrew possesses the experience, institutional knowledge, and leadership necessary to serve as Chief Executive Officer of the Chicago Housing Authority; and

WHEREAS, the Board further recognizes that leadership stability during the initial period of a Chief Executive Officer's tenure is essential to ensuring continuity of operations and the effective implementation of the Authority's strategic initiatives, especially after 18 months without a permanent CEO.

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

THAT: Keith Pettigrew is hereby selected to serve as Chief Executive Officer of the Chicago Housing Authority, and as of the Effective Date of the Employment Agreement, is granted supervisory and management responsibility over all Chicago Housing Authority operations, programs, and activities, all to be exercised in accordance with applicable law and the approved policies and procedures of the Chicago Housing Authority.

THAT: Keith Pettigrew, as of the Effective Date of the Employment Agreement, shall have the following authority in his capacity as Chief Executive Officer:

1. Signature Authority.

Authority to execute, including but not limited to, bonds, leases, mortgages, contracts, grant applications, grants, correspondence, payroll and operations/bank drafts, transfers of funds, and other legal and official documents necessary for the operation of the Chicago Housing Authority.

2. Delegation Authority.

Authority to appoint appropriate Chicago Housing Authority employees as designees to sign contracts, bonds, leases, mortgages, grant applications, grants, correspondence, payroll, operations/bank drafts, transfers of funds, and other legal and official documents as he deems necessary for the efficient operation of the Chicago Housing Authority.

3. Other Authority.

Any other applicable authority consistent with law and the policies and procedures of the Chicago Housing Authority.

THAT: As of the Effective Date of the Employment Agreement, all financial institutions are requested and directed to honor checks, drafts, and other payment orders bearing the facsimile signature of Keith Pettigrew, without regard to whom or by what means such facsimile signature may have been affixed, provided that the signature resembles the facsimile specimen certified to and filed with the financial institution by or on behalf of the Chicago Housing Authority.

THAT: The Operating Chairperson is authorized to negotiate and execute an Employment Agreement, and its effective date, with Keith Pettigrew for a four (4) year term as Chief Executive Officer, consistent with the provisions of this Resolution.

THAT: For a period of twelve (12) months following the effective date of this appointment, the Chief Executive Officer may be removed from office only for cause, which shall include misconduct, neglect of duty, or material breach of the Chief Executive Officer's employment agreement.

THAT: For a period of twelve (12) months following the Effective Date of the Employment Agreement, the Board may not consider approving another candidate to perform any of the duties delegated to the Chief Executive Officer unless the Chief Executive Officer is removed from office for cause, which shall include misconduct, neglect of duty, or material breach of the Chief Executive Officer's employment agreement.

THAT: Any such removal of the Chief Executive Officer for cause during this twelve-month period shall require the affirmative vote of a three-quarters supermajority (75%) of the total membership of the CHA Board of Commissioners.

BE IT FURTHER RESOLVED THAT: for purposes of calculating the supermajority required to overturn for removal during the first twelve months of the Chief Executive Officer's tenure:

- the total membership of the CHA Board of Commissioners shall be deemed to consist of ten (10) seats, and
- the required three-quarters (75%) vote shall therefore require not fewer than eight (8) affirmative votes, and
- vacant seats shall be included in calculating the total membership and shall not reduce the number of votes required for action.

THAT: Matthew Brewer shall retain full authority to serve as Operating Chairman, including supervisory and management responsibility over all Chicago Housing Authority operations, programs, and activities, as well as the authority to preside over meetings of the Board of Commissioners of the Chicago Housing Authority until the effective date of Employment Agreement of the Chief Executive Officer pursuant to this Resolution, at which time the supervisory and operational authority granted to the Operating Chairman shall transition to the Chief Executive Officer.

APPROVED:


James Matanky
Vice Chairman
Chicago Housing Authority

