



Chicago Housing Authority

Board of Commissioners

Agenda

60 E Van Buren St
Chicago, IL 60605

Tuesday, November 19, 2024

8:30 AM

CHA Corporate Offices

- I. Roll Call
- II. Approval of Agenda
- III. Report from Interim Chief Executive Officer - Angela Hurlock
- IV. Centering Thoughts - Commissioner Mildred Harris
- V. Public Participation
- VI. Recess of Board Meeting
- VII. Committee Meetings
- VIII. Board Meetings Resumes-Roll Call
- IX. Presentation of Resolutions and Committee Reports

Finance & Audit Committee Report – Matthew Brewer, Chairman

- 1 Authorization to approve and submit to HUD the Chicago Housing Authority's \$1.3 Billion Budget for 2025.
Presenter: Michael Moran, Chief Financial Officer
- 2 Authorization to ratify purchase of coverages for Employee Health Insurance Benefits.
Presenter: Dominick Maniscalco, Deputy Chief Human Resources
- 3 Authorization to award contract for a Financial Management System subscription and implementation services.
Presenter: Anna Chen, Chief Information Officer
- 4 Authorization to award contract for iFile Enterprise Content Management System Maintenance and Support.
Presenter: Anna Chen, Chief Information Officer
- 5 Authorization to enter into a network support and maintenance agreement with Siemens Industry, Inc.
Presenter: Anna Chen, Chief Information Officer

Real Estate Operations Development Committee Report – James Matanky, Chairman

- 6** Authorization for the Kenmore Apartments General Partner to accept the assignment of Limited Partner Interest from the Investor.
Presenter: Ann McKenzie, Chief Development Officer

Tenant Services Committee Report – Debra Parker, Chairperson

- 8** Authorization to award and execute Professional Service Agreements for the FamilyWorks Program.
Presenter: Mary Howard, Chief Administrative & Resident Services Officer
- 9** Authorization to execute an Intergovernmental Agreement with the Chicago Department of Family and Support Services to provide various support service for CHA households.
Presenter: Mary Howard, Chief Administrative & Resident Services Officer

X. General Item

- 7** Appointment of Interim Chairman.
Presenter: Elizabeth Silas, Interim General Counsel

XI. Closed Meeting**XII. Open Session Resumes - Roll Call****XIII. Approval of Minutes**

Approval of Minutes for the Closed, Rescheduled and Special Meetings of September 12, October 4, October 25, and October 31, 2024.

XIII. Presentation of Matters from Closed Session

- 10** Authorization to complete sale of property in the Pullman Community Area.
Presenter: Ann McKenzie, Chief Development Officer
- 11** Authorization for payment of Gautreaux Plaintiff's Counsel attorneys' fees and expenses.
Presenter: Elizabeth Silas, Interim Chief Legal Officer
- 12** Authorization to settle the matter of Shongo Grice ("Plaintiff") v Chicago Housing Authority and East Lake Management, Inc., Case No. 2022 L 005871.
Presenter: Elizabeth Silas, Interim Chief Legal Officer
- 13** Authorization to settle the matter of Jada Nile ("Plaintiff") v Chicago Housing Authority and Manage Chicago, Inc., Case No. 2023 L 006146.
Presenter: Elizabeth Silas, Interim Chief Legal Officer

14 Authorization to settle the matter of Ziola Garcia (“Plaintiff”) v Chicago Housing Authority, et al, Case No. 2022 L 001121.

Presenter: Elizabeth Silas, Interim Chief Legal Officer

15 Approval of Personnel Actions.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

XV. Adjournment



Board Letter

Agenda Date: November 19, 2024

Agenda #: 1

Authorization to approve and submit to HUD the Chicago Housing Authority's \$1.3 Billion Budget for 2025.

Presenter: Michael Moran, Chief Financial Officer

Recommendation

The Interim Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority (CHA) authorize the approval of the Chicago Housing Authority's \$1.3 billion budget.

The requested action complies in all material respects with all applicable federal, state and local laws, and Chicago Housing Authority board policies.

Background

The Chicago Housing Authority is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of its funding sources (MTW Fund, Section 8 Non-MTW fund, and Other Funds) and the use of budgeted funds.

The Chicago Housing Authority's Comprehensive Budget totaling \$1.3 billion includes the following fund categories:

- **MTW Fund.** Total sources for 2025 are \$1,137.4 million. The MTW Fund combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the Amended and Restated MTW agreement. Total MTW Fund revenues consist of Housing Assistance Subsidy, Capital Grant Funds, Operating Subsidy, Block Grant, Dwelling Rental Income, Interest Income and Other Income.
- **Section 8 Fund (Non-MTW).** Total sources for this program are \$128.7 million. Total Section 8 (non-MTW) fund revenues consist of approximately \$84.3 million from RAD vouchers, \$17.9 million from Emergency Housing vouchers, \$13.5 million from Veterans' Affairs Supportive Housing (VASH) vouchers, \$3.2 million from Mod Rehab vouchers, and \$4.2 million from Mainstream vouchers for housing assistance. This fund also includes \$5.6 million other income sources related to RAD properties.
- **Other Funds.** Total sources are \$55.7 million. Approximately \$28.7 million of proceeds from the \$325 million bond issue that closed in September 2018 will be used to fund capital maintenance and repairs at CHA public housing and provide loans to mixed-income developments. Additionally, \$15.3 million from RAD replacement reserves will fund capital work at individual properties that have

already converted into the RAD program. Lastly, \$11.7 million of other federal and local grants, non-federal revenues, and interest income will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents.

The estimated sum of all sources is equal to the estimated sum of all expenditures to be made/incurred during 2025.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 1

RESOLUTION NO. 2024-CHA-XX

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Recommendation to Approve the Chicago Housing Authority's \$1.3 Billion Budget for 2025";

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

THAT, the Board of Commissioners, authorizes the Interim Chief Executive Officer, or her designee to Approve the Chicago Housing Authority's \$1.3 Billion Budget, and grants authorization to the Interim Chief Executive Officer, or her designee, to make any final updates as deemed necessary;

THAT, the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;

THAT, the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations;

THAT, all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving to Work Demonstration Agreement of the Chicago Housing Authority with the US Department of Housing and Urban Development: and

THAT, the Board of Commissioners grants authorization to submit the recommendation to Approve the Chicago Housing Authority's \$1.3 Billion Budget for 2025 to the US Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such updates.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



Board Letter

Agenda Date: November 19, 2024

Agenda #: 2

Authorization to ratify purchase of coverages for Employee Health Insurance Benefits.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the allocation of funding for CHA’s employee health insurance benefits for an increase of 6.4% YOY for a total of \$11,822,805 for 2025. For 2025, the Board provided a total spend of 11,656,567.

Contract Summary

Term	Board Approved Amount
2023 (Base Term)	\$ 10,572,850.00
2024 (Option Year 1)	\$ 11,101,493.00
2025 (Option Year 2)	\$ 11,656,567.00
2026 (Option Year 3)	\$ 12,239,395.00
2027 (Option year 4)	\$ 12,851,365.00

The total 2025 renewal increase amount is 6.4%, 1.4% over the board approved amount with the following cost breakout:

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.

Coverage	Recommended Insurer	2025 Recommendations
Medical	Blue-Cross Blue Shield	\$10,391,355
Dental	Blue-Cross Blue Shield	\$519,244
Vision	Blue-Cross Blue Shield	\$53,847
Retiree Medical, Dental & COBRA	Blue-Cross Blue Shield	\$126,000
Life and AD&D	MetLife	\$221,618
Short-Term Disability	MetLife	\$220,620

Long-Term Disability	MetLife	\$72,121
Long-Term Care	Unum	\$77,000
Flex Spending	Ameriflex	\$25,000
Employee Assistance	Perspectives	\$9,000
Health Savings Plan (administrative)	Empower/Optum	\$6,000
Wellness Programs	Various Providers	\$100,000
Total Premium		\$11,822,805

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the CEO or her designee, to approve the allocation of funding for CHA's employee health insurance benefits for an increase of 6.4% YOY for a total of \$11,822,805 for 2025. For 2025, the Board provided a total spend of 11,656,567.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



RESOLUTION NO. 2024-CHA-

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled “Recommendation To ratify purchase of coverages for Employee Health Insurance Benefits”:

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

THAT, the Board of Commissioners hereby approves the allocation of funding for CHA’s employee health insurance benefits for an increase of 6.4% YOY for a total of \$11,822,805 for 2025. For 2025, the Board provided a total spend of 11,656,567.

Year	Amount
2023 (Base Term)	\$10,572,850
2024 (Option Year 1)	\$11,101,493
2025 (Option Year 2)	\$11,656,567
2026 (Option Year 3)	\$12,239,395
2027 (Option Year 4)	\$12,851,365

This award is not subject to compliance with the CHA’s Diversity goals.

Angela Hurlock
Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: November 19, 2024

Agenda #: 3

Authorization to award contract for a Financial Management System subscription and implementation services.

Presenter: Anna Chen, Chief Information Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the award of contract to Yardi Systems, Inc. in the aggregate compensation value of \$4,398,008 for a five (5) year base term commencing on or about December 1, 2024.

Recommended Awardee	Base Contract Value	Base Term	Option Terms	Total Contract Value
Yardi Systems, Inc.	\$4,398,008	5 years	N/A	\$4,398,008
Total:	\$4,398,008		Aggregate Total:	\$4,398,008

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

In 2006, CHA implemented an Infor/Lawson ERP system primarily to replace three disparate legacy systems, Finance, Human Resources/Payroll and Procurement and Compliance, into a single integrated solution. This system has since provided CHA with essential capabilities required for managing Finance, Human Resources/Payroll, Procurement and Compliance. However, the current version of the Infor/Lawson system version is now approaching a decommissioning. To continue meeting CHA’s evolving business needs, enhance system functionality, and comply with current technology and security requirements, a replacement of our existing financial management system is necessary.

Procurement Activities

In accordance with non-competitive procedures, CHA staff prepared a Request for Information (RFI) Event. No. MB2023 on October 6, 2023 inviting our existing system of record providers, Oracle, Yardi and Lawson, to respond with potential solutions, augmentations or new systems to replace and/or supplement the legacy system(s), in whole or in part. Two (2) responses were received November 3, 2023, and the CHA engaged in an extensive solicitation development process to assess and establish necessary technical and operational specifications, as well as integration parameters and standards for the proposed system solution(s). Following CHA’s

development of refined project requirements and specifications the two responding vendors submitted detailed proposals which were reviewed and evaluated in a competitive solicitation process assessing technical merits and the cost and price parameters of the vendors' respective proposals. The respondents to the RFI and competitive solicitation are depicted in the table below:

Responsive Proposal(s)
Oracle/Denovo Ventures LLC.
Yardi Systems, Inc.

Infor Lawson did not submit a response to this effort.

Based on the responsive proposals the two respondents were invited for oral presentations based on usage case scenarios and Best and Final Offers were requested from the respondents. The vendor(s) responses were that evaluated in accordance with HUD regulations and guidelines, including 2 CFR 200, *et seq.* and other applicable standards and procedures in the following areas, utilizing a weighted score methodology:

- 1. Functional Fit 5 Maximum Points
- 2. Business Fit 5 Maximum Points
- 3. Technical Fit 5 Maximum Points

Final scores were received from the evaluation committee and it was determined that Yardi Systems, Inc. was selected for contract award as the better business fit for the organization, representing the best overall value among the viable competitive proposals.

Diversity Contracting Requirements

The CHA has reviewed the proposed vendor's proposal and supplemental documentation and has determined the vendor's utilization plan meets with the CHA's stated goals.

Yardi Systems, Inc. will satisfy the 20% M/WBDE requirement through direct subcontracting to MAC Computer Consulting, Inc. (DBE) implementation services and indirect participation for AMA Consulting Group, LLC and Dashboard Solutions/ Lynne Berge. A partial waiver was granted for the license subscription.

Yardi will also satisfy their Section 3 requirement through 10% contribution to provide funds for CHA to internally recruit and hire CHA residents to work with the Information Technology Department to implement the new financial management system. This contribution is more than the required 3% goal and will allow CHA to better control and promote opportunities for employment directly to our residents. A 5% contribution will be made upfront in year one and the remaining 5% will be distributed over the remaining contract years.

Vendor Background Information

Anant Yardi, President and Founder, 430 S Fairview Avenue, Santa Barbara CA 93117. Established in 1982, Yardi Systems, Inc. ("Yardi") is a software provider for the real estate investment management and property management industries. The company offers business solutions for the real estate market, including multi-family, affordable, public housing, senior and military housing, as well as office, industrial, retail, and self-storage market segments. Yardi has

been providing software, maintenance, support, and implementation services for the CHA's Housing Management System since 2003.

Based on the foregoing, it is in the best interest of the CHA for the Board of Commissioners to authorize the Chief Executive Officer or her designee, to enter into a contract with Yardi Systems, Inc. for a Financial Management System including subscription components and implementation services in the total compensation amount not exceed \$4,398,008.03.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



RESOLUTION NO. 2024-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, titled “Authorization to award contract for a Financial Management System subscription and implementation services.”

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into a contract with Yardi Systems, Inc. for provision and implementation of a Financial Management System, for a total compensation amount not-to-exceed \$4,398,008.03.

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

Matthew Brewer
Interim Chairman
Chicago Housing Authority, Board of Commissioners



Board Letter

Agenda Date: November 19, 2024

Agenda #: 4

Authorization to award contract for iFile Enterprise Content Management System Maintenance and Support.

Presenter: Anna Chen, Chief Information Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the award of a contract to the below-listed contractor in the not-to-exceed compensation value of \$906,950 for a 5-year base term.

Recommended Awardee	Base Contract Value	Base Term	Option Terms	Total Contract Value
KnowledgeLake, Inc.	\$906,950	5 years	N/A	\$906,950
Total:	\$906,950		Aggregate Total:	\$906,950

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

In 2012, Chicago Housing Authority initiated a project to implement a new Enterprise Content Management (ECM) system, known as iFile. This effort included the migration of over ten (10) million documents from the legacy system. The solution has increased customer service delivery and operational efficiencies by providing rapid, intuitive records search and retrieval capability as well as providing an integrated means to scan, capture, store, manage and retain information assets across departments in the Authority. In 2023, CHA moved to KnowledgeLake’s cloud platform.

Procurement Activities

In accordance with CHA's sole-source procurement guidelines and the proprietary nature of the iFile system, a non-competitive sole-source committee meeting was convened on August 29, 2024. On August 30, 2024 the committee approved the iFile maintenance and support services as a sole source.

Diversity Contracting Requirements

CHA has reviewed the current service proposal from KnowledgeLake Inc. and has determined that acceptance of a waiver from CHA stated goals is acceptable for this proposed contract award. KnowledgeLake Inc.'s iFile software is a proprietary cloud-based platform service for document processing and workflow automation. Under the continuation of system licensing/subscriptions, as well as maintenance and support, there is no opportunity for subcontracting M/W/DBE services.

Historically, it was determined that Section 3 subcontracting was also not feasible. However, the vendor has proposed to satisfy our Section 3 subcontracting goal through a Other Economic Opportunity. The vendor has committed to identifying eligible CHA candidates for one annual Summer Internship Program starting in 2025 for the term of the contract. The estimated value over 5 years equates to \$32,000.00 which is reflective of 3%.

Vendor Background Information

Ron Cameron, Founder & CEO; 555 Maryville University Dr. Ste#120, St. Louis, MO 63141. KnowledgeLake is an industry-leading provider of intelligent automation solutions specializing in enterprise content management. Founded in 2001, the company has grown to serve a user base of 2 million. KnowledgeLake's cloud-native platform integrates advanced technologies such as Adaptive Intelligent Document Processing (IDP), Workflow Automation, Intelligent Robotic Process Automation (RPA), and Content Management to optimize business operations. The company's commitment to innovation is evidenced by its receipt of five Microsoft Partner of the Year awards and five Best Place to Work designations.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Interim CEO or her designee, to enter into a contract for Enterprise Content Management with KnowledgeLake, Inc. in the not-to-exceed compensation amount of \$906,950 for a five (5) year services term.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



RESOLUTION NO. 2024-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, titled “Authorization to award contract for iFile Enterprise Content Management System Maintenance and Support.”

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into an agreement with KnowledgeLake, Inc. to provide system licensing and subscriptions, as well as support and maintenance services for the CHA’s iFile content management system for a fixed five (5) year term, for a total compensation amount not-to-exceed of \$906,950.

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

Matthew Brewer
Interim Chairman
Chicago Housing Authority



Board Letter

Agenda Date: November 19, 2024

Agenda #: 5

Authorization to enter into a network support and maintenance agreement with Siemens Industry, Inc.

Presenter: Anna Chen, Chief Information Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the award of contract to the contractor listed below, for the provision of maintenance and support for the CHA’s network surveillance systems and cameras with a not-to-exceed contract amount of \$3,514,333 for a one-year base term from February 1, 2025, to January 31, 2026, which includes contingency funding to be utilized for camera and equipment replacement. The contract also includes a one-year extension option in the not-to-exceed contract amount of \$3,224,019, along with a contingency funding of \$483,603 for camera replacements and upgrades during the term of the agreement. The total contract compensation amount will not exceed \$7,221,955.

The Board further authorizes the Interim CEO to approve each request to exercise the option extension established under the agreement.

Recommended Awardee	Contract Amount	Contingency	Total Contract Value
Siemen Industry, Inc (Base Year)	\$3,055,942	\$458,391	\$3,514,333
1 st Option Extension	\$3,224,019	\$483,603	\$3,707,622
Total:	\$6,279,961	\$941,994	\$7,221,955

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 CHA operates a networked surveillance camera monitoring system located strategically throughout its senior and family housing portfolios, which began in 2009. The cameras are motion-activated, and video is archived as part of a networked digital video recording system. This network is accessible to the Office of Emergency Management and Communications (911 Center) and the Chicago Police Department, enabling a trained and knowledgeable response to any event that occurs on CHA properties.

Procurement Activities

This request for approval is made pursuant to cooperative purchasing arrangements available to the CHA under prevailing purchasing and procurement standards and procedures, including 2 CFR 200, et seq., the HUD Procurement Handbook and other authorized procurement methods, schedules and procedures, such as GSA Schedule 70, Information Technology, and Consolidated (formerly Corporate Contracts) Schedule contracts containing IT SINS.

The General Services Administration (GSA) is a federal agency established in 1949 solely dedicated to procuring goods and services for government. Headquartered in Washington, D. C. Its primary responsibilities include managing federal real estate, procurement, and technology. The GSA works to streamline government processes and ensure efficient service delivery. The GSA partners with other government agencies, industry organizations, and community groups to promote MBE/WBE participation in federal contracting. These partnerships can help to expand opportunities for MBEs and WBEs and ensure that they have the resources and support they need to succeed.

Under Multiple Award Schedule (MAS) Program the General Services Administration (GSA) establishes long-term Government-wide contracts with commercial firms to provide government buyers with access to a wide variety of commercial supplies, services, and solutions. The original contract for security products was established September 1, 2015.

GSA periodically solicits pricing for contracts previously established to test market conditions and obtain the most competitive pricing. The GSA Schedule 70 contract with Siemens Industry Inc. was procured through Solicitation 47QSMD20R0001, originally published September 30, 2019.

After reviewing the offer, Siemens Industry Inc. was awarded contract GS-07F-217CA to establish them as a pre-approved vendor to provide maintenance and support services for security products. Award of a Schedule 70 contract signifies that the GSA has determined that the vendor's pricing is fair and reasonable, and the vendor is in compliance with all applicable laws and regulations.

After reviewing contract GS-07F-217CA, CHA Staff recommends that Siemens be awarded a contract to provide surveillance camera system support and maintenance services.

Diversity Contracting Requirements

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

Siemens Industry Inc. (Siemens) will satisfy the CHA 20% M/W/DBE participation requirement through direct subcontracting of 9.55% to Montel Technologies, LLC. (MBE) to provide genetics software and technical support and 10.45% to Quantum Crossings, LLC. (MBE) for installation, programming and technical support both are certified by the City of Chicago. Siemens will satisfy their Section 3 subcontracting requirement utilizing Pearl Sue Cleaning LLC, a 51% tier Section 3 business concern to provide cleaning of the cameras.

Siemens served as the prime contractor on five (5) contracts with Chicago Housing Authority, (CHA) from 2010 to 2020 successfully meeting our diversity goals on four (4) and on track to meet their goal on the current contract expiring January 2025.

Vendor Background Information

Barbara Humpton, USA President & CEO, 200 Massachusetts Avenue, NW, Suite 600, Washington, D.C. 20001; Local address: 1000 Deerfield Pkwy, Buffalo Grove, IL 60089. Siemens first began supporting U.S. customers more than 160 years ago. Siemens, a global technology leader, maintains a significant U.S. presence. Its security division specializes in cybersecurity solutions, leveraging expertise in industrial automation, energy technology, and building technology.

Since 2023, Siemens USA has consistently awarded Supplier Diversity Awards to small and diverse-owned businesses that demonstrate exceptional service and support for Siemens projects.

Based on the foregoing, it is recommended that the Board authorize the Interim CEO or designee to enter into a contract for surveillance camera system support and maintenance services with Siemens Industry, Inc. in the amount of \$6,279,961 with a contingency amount of \$941,994 for during the term resulting in an aggregate compensation amount not-to-exceed \$7,221,955.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



RESOLUTION NO. 2024-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, titled “Authorization to enter into a network support and maintenance agreement with Siemens Industry, Inc.,”

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer or her designee to enter into a network support and maintenance agreement with Siemens Industry, Inc to provide support, maintenance and related services and supplies for the CHA’s networked surveillance systems and cameras, with a not-to-exceed contract value of \$3,514,333 for an initial one-year term and with authorization to extend the agreement for up to one (1) additional one-year term with a not-to-exceed contract value of \$3,224,019, plus authorization for contingency funding in the not-to-exceed value of \$483,603, which shall be available for utilization throughout the term of the agreement, resulting in a total not-to-exceed compensation amount of \$7,221,955.

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

Matthew Brewer
Interim Chairman
Chicago Housing Authority



Board Letter

Agenda Date: November 19, 2024

Agenda #: 6

Authorization for the Kenmore Apartments General Partner to accept the assignment of Limited Partner Interest from the Investor.

Development Address	Community Area	Target Population
<p>Kenmore Apartments 5040 North Kenmore Avenue Chicago, IL 60640</p>	<p>Uptown</p>	<p>Senior</p>

Presenter: Ann McKenzie, Chief Development Officer

Recommendation

The Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the CEO or her designee to: 1) accept the assignment of Limited Partnership Interest from the Investor Limited Partner, Redstone Equity Holding, LLC and Red Stone Equity Manager, LLC in Kenmore Senior Housing Limited Partnership; and 2) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Property Summary

Kenmore Apartments is located in the Uptown community area at 5040 North Kenmore Avenue. The development is an 8-story, elevator, senior building containing 100 one-bedroom units.



The property was originally constructed in 1931 and acquired by the CHA in 1961. It was subsequently closed in 2005. CHA rehabilitated the building in 2009, bringing newly renovated senior units back online in the Edgewater neighborhood.

Funding

N/A

Background and Approach

The rehabilitation of Kenmore Apartments was funded by tax-exempt bond/low-income housing tax credit financing. The capital came from marketing the tax-credit funds to outside investors and Red Stone Equity Holding, LLC was the Investor. Kenmore Senior Housing Limited Partnership is the single purpose entity established to rehabilitate and operate Kenmore Apartments and to admit Red Stone Equity LLC into the partnership as the limited partner and Red Stone Equity Manager, LLC as the Special Limited Partner (jointly the "Limited Partner"). CHA established Kenmore Housing Development LLC as the entity to serve as the general partner of the limited partnership and CHA is the only member of the general partner. As the sole member of the general partner, CHA is responsible for the property and engages a property manager to handle day to day management issues. The Limited Partner does not participate in the general operations or assume liability for the property.

As is customary, after about 15 years, a limited partner withdraws from a low-income housing tax credit limited partnership so the Limited Partner would like to withdraw this year. The Limited Partner has agreed to assign their interest in the partnership to CHA or a CHA-controlled entity and to exit the partnership in return for an \$85,000 exit payment to cover asset management fees and closing costs.

Once the Limited Partner'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. Through this action, Kenmore Apartments will continue to serve existing residents and the community as a CHA senior affordable housing asset.

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.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 6

RESOLUTION NO. 2024-CHA-XX

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled “Authorization for the Kenmore Apartments General Partner to accept the assignment of Limited Partner Interest from the Investor”.

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

THAT, the Interim Chief Executive Officer or her designee may accept the assignment of Limited Partnership Interest from the Investor Limited Partner, Redstone Equity Holding, LLC and Red Stone Equity Manager, LLC in Kenmore Senior Housing Limited Partnership; and

THAT, the Interim Chief Executive Officer or her designee may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: November 19, 2024

Agenda #: 8

Authorization to award and execute Professional Service Agreements for the FamilyWorks Program.

Presenter: Mary Howard, Chief Administrative & Resident Services Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve the award of contract(s) to the below listed contractor(s) in the approximate aggregate value of \$40,885,918 consisting of an aggregate original contract value of \$15,725,638 for a two-year base term from January 1, 2025 through December 31, 2026 and three (3) one-year option terms in the combined amount of \$25,160,280 to provide coaching and supportive services to CHA residents.

The Board further authorizes the Interim CEO to approve each request to exercise the options awarded under the contract.

Recommended Awardee	Base Contract Value	Base Term	Option Terms	Total Contract Value
Metropolitan Family Services (MFS) – Service Location 1	\$3,923,395	Two Year	1 st Option: \$2,040,043 2 nd Option: \$2,094,368 3 rd Option: \$2,150,323	\$10,208,129
Near West Side Community Development Corporation (NWS) – Service Location 2	\$5,033,015	Two Year	1 st Option: \$2,594,471 2 nd Option: \$2,648,531 3 rd Option: \$2,704,213	\$12,980,230
Employment & Employer Services, Inc. (E&ES) – Service Location 3	\$6,769,228	Two Year	1 st Option: \$3,531,404 2 nd Option: \$3,650,458 3 rd Option: \$3,746,469	\$17,697,559
Total:	\$15,725,638		\$25,160,280	\$40,885,918

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 FamilyWorks Program has been administered by CHA's Resident Services Division since 2009 to ensure residents have access to comprehensive social service support. FamilyWorks services include assessment of resident needs, coaching, lease compliance support, wellness services, referrals and community events (including workshops for new tenants). Lease compliance support includes services to address resident needs following lease compliance referrals from CHA property management firms (e.g., work compliance, poor housekeeping, etc.).

FamilyWorks staff provide participants with the resources needed and agreed upon to meet their individual and family goals. A key aspect of this model empowers the participant to take the lead to accomplish goals, while staff provide the necessary support. While guidance and education are necessary for coaching to be effective for a family, the goal is to allow the resident to drive the work, while receiving coaching and support. A key tool for service delivery is the Family Action Plan, which includes goals for the family.

FamilyWorks services focus on addressing Resident Services' three primary impact areas: (1) Increase Economic Power; (2) Support Academic Achievement; and (3) Enhance Quality of Life & Housing Stability. All families in the family public housing developments, identified in the designated Service Locations, are eligible for FamilyWorks services.

FamilyWorks will serve residents in family properties in the following three Service Locations:

- Service Location 1: Altgeld Gardens and Murray Homes
- Service Location 2: ABLA Brooks Homes, Cabrini Green Homes, Dearborn Homes, Henry Horner Homes/Westhaven Park, and Lawndale Gardens
- Service Location 3: Bridgeport Homes, Lake Parc Place, Lowden Homes, Trumbull Park Homes, Washington Park, and Wentworth Gardens

Procurement Activities

Specifications prepared by the CHA staff were publicly advertised as Request for Proposal (RFP) Event #3247 for FamilyWorks Services on June 4, 2024. A Pre-Proposal Conference was held on June 13, 2024 and nine (9) firms attended. Four (4) proposals were received on July 15, 2024. The responses to the RFP are depicted in the table below:

Vendor Responses
Employment & Employer Services, Inc.
Metropolitan Family Services
Near West Side Community Development Corporation
YWCA of Metropolitan Chicago

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

1. Approach and Work Plan -- 60 points
2. Experience and Past Performance -- 10 points
3. Qualifications of Key Personnel -- 10 points

4. Proposed Fees -- 10 points
5. Diversity and Inclusion -- 10 points

Final scores received from the evaluation committee were used to determine the competitive range. The highest-ranking firms were invited for oral presentations and best and final offers were completed. Based on the overall scoring, CHA staff recommends Metropolitan Family Services (Service Location 1), Near West Side Community Development Corporation (Service Location 2) and Employment & Employer Services, Inc. (Service Location 3) for awards to provide FamilyWorks services.

Diversity Contracting Requirements

The CHA has reviewed the proposed vendors and has determined the vendor's respective utilization plans meet the CHA's stated goals.

Employment and Employer Service, Inc has submitted a Utilization Proposal to meet M/W/DBE requirements through a combination of a partial waiver and direct subcontracting to one vendor, Essential Community Resources (MBE/City of Chicago) at 5.04%. The participation consists of 5.04% direct involvement and a 14.96% waiver.

Near West Side Development Corporation has provided a Utilization Proposal and plans to meet the M/W/DBE requirement via a combination of partial waiver, direct and indirect participation subcontracting to seven (7) vendors. The following vendors are providing direct participation: Daniel's Printing & Office Supplies (WBE/Cook County) at 0.58%, Essex Technology (MBE/City of Chicago) at 1%, Windy City Silk Screen (WBE/NWBE) at 0.04%, Educational Advantage (WBE/City of Chicago) at 0.19%, Ammons Transportation (MBE/City of Chicago) at 0.08%, and Dr. Shawnte Jenkins Alexander (WBE/City of Chicago) at 4.62%. Additionally, Joyell LLC (MBE/Cook County) is serving in an indirect capacity at 0.10%. Overall, the participation totals 6.61% for direct and indirect contributions, alongside a 14% waiver.

This contract provides professional support for CHA residents. While subcontracting to an S3BC is not required Near West Side Dev Corp has proposed direct subcontracting to three S3BCs: Active Office Solutions (75%+LH) at 0.96%, Ms. B's Kitchen (51%+ROB) at 0.35%, and Pin Goal Services (51%+LI) at 0.92%, resulting in a total participation of 2.24%.

Metropolitan Family Services has submitted a Utilization Proposal to meet M/W/DBE requirements through indirect participation by subcontracting to four vendors: Ammons Transportation (MBE/City of Chicago) at 0.66%, Big Kahuna (MBE/City of Chicago) at 0.69%, Allitech LLC (MBE/NMSDC) at 18.61%, and Clarks Catering (MBE/Cook County) at 0.05%, resulting in a total commitment of 20% participation.

Metropolitan Family Services has proposed direct subcontracting to two S3BCs: The Reigning Housekeeper (51%+ROB) at 2.59% and Jerk World Chicago (51%+LI) at 0.41%, resulting in a total participation of 3%.

Vendor Background Information

Larry Fitzpatrick, President & CEO; 223 West Jackson Boulevard, Suite 1005 Chicago IL, 60606. E&ES was founded in 1983 and provides workforce development services through the Chicago Cook Workforce Partnership. E&ES has offered programming in collaboration with CHA for the FamilyWorks Program, Employment Placement Services, Golden Diners and Summer Food Programs, and Summer Youth Employment Program.

Ricardo Estrada, President & CEO; 101 North Wacker Drive, 17th Floor, Chicago, IL 60606. MFS has been serving the Chicago area since 1857. MFS provides employment training and placement services; early childhood education services; before and afterschool programs; adult protection services; mental health services and more. MFS has offered programming in collaboration with CHA for the FamilyWorks Program, Resident Service Coordination and Summer Youth Employment Program.

Earnest Gates, Executive Director; 216 South Hoyne Avenue, Chicago, IL 60612. Since 1988, NWS has been organizing and providing supportive services to low and moderate income residents in the West Haven community. NWS works with residents to develop, design, and execute sustainable strategies for the comprehensive development of the community. NWS provides job preparation, life skills training, financial literacy, social services and more. NWS has offered programming in collaboration with CHA for the FamilyWorks Program and Summer Youth Employment Program.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the CEO or her designee, to enter into a contract for FamilyWorks services with Employment & Employer Services Inc., Metropolitan Family Services and Near West Side Community Development Corporation in the aggregate amount of \$40,885,918.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 8

RESOLUTION NO. 2024-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Authorization to Award and Execute Professional Service Agreements for the FamilyWorks Program."

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer, or her designee, to execute professional services agreements with Employment & Employer Services, Metropolitan Family Services and Near West Side Community Development Corporation for the FamilyWorks Program. The Agreements shall have a two-year base term, with three one-year option terms for an aggregate value not to exceed \$40,885,918.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



Board Letter

Agenda Date: November 19, 2024

Agenda #: 9

Authorization to execute an Intergovernmental Agreement with the Chicago Department of Family and Support Services to provide various support service for CHA households.

Presenter: Mary Howard, Chief Administrative & Resident Services Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) approve an Intergovernmental Agreement (“IGA”) with Chicago Department of Family and Support Services (“DFSS”) for a two-year base term from January 1, 2025, through December 31, 2026, for an approximate value of \$2,564,000 to provide support services for Chicago Housing Authority residents.

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

Since 2008, CHA has partnered with DFSS to provide various support services for CHA households. This collaboration allows CHA and DFSS to strategically address homelessness and leverage resources to enhance youth and senior services for CHA residents.

Through the Golden Diners Program, seniors receive free meals at 20 CHA senior buildings throughout Chicago. This is a critical service to senior residents who may experience mobility challenges or lack incentive to prepare meals. During the current IGA term (2023-2024), over 300,000 Golden Diners meals have been served at CHA properties.

DFSS also provides structured enrichment opportunities for CHA youth during out of school time. During the current term, 983 CHA youth have participated in out of school time youth services funded through the IGA. DFSS has leveraged other funding to provide out of school time programs to more than 2,400 CHA youth.

Through the IGA, DFSS provides supportive services to approximately 56 HCV participants engaged in initiatives aimed at addressing homelessness. Separately, CHA also collaborates with DFSS and contributes to the Flexible Housing Pool to address coordinated access for people experiencing homelessness.

Expected Outcomes Under New IGA

Metric	Annual Goal
Special Initiatives for Individuals/Families Experiencing Homelessness	55
Number of Golden Diners Meals Served	200,000
Number of CHA Youth Participating in After School, Summer and Vacation Day Programs funded through the IGA	400
Leverage: Number of CHA Youth Participating in After School, Summer and Vacation Day Programs not funded through the IGA	800

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 9

RESOLUTION NO. 2024-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Authorization to execute an Intergovernmental Agreement with the Chicago Department of Family and Support Services to provide various support services for CHA households."

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer, or her designee, to execute an Intergovernmental Agreement with Chicago Department of Family and Support Services for CHA family support services. The Agreement shall have a two-year base term for an aggregate value not to exceed \$2,564,000.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



November 19, 2024

Agenda #: 7

RESOLUTION NO. 2024-CHA-

WHEREAS, Matthew Brewer (Commissioner Brewer) was appointed to the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) on November 13, 2013;

WHEREAS, Commissioner Brewer has accepted consecutive reappointments to the CHA Board made by the mayor of the city of Chicago and approved by the City Council; and

WHEREAS, Pursuant to the CHA Board of Commissioners By-Laws, Commissioner Brewer was nominated and appointed Vice-Chairman of the Board on November 16, 2021; and

WHEREAS, Angela Hurlock, Chairwoman of the Board has agreed to serve as Interim Chief Executive Officer (CEO) of the CHA until the appointment of a CEO has been made; and

WHEREAS, Commissioner and Vice Chairman Brewer, has agreed to serve as Interim Chairman until the appointment of the CEO has been made.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, Commissioner Brewer is hereby approved as Interim Chairman of the Board of Commissioners of the Chicago Housing Authority, effective November 1, 2024.

THAT, Commissioner Brewer shall perform the duties of the Chairman while Angela Hurlock serves as Interim Chief Executive Officer of the CHA until the appointment of the CEO has been made.

THAT, The Board of Commissioners approves an annual stipend of \$50,000 for the Interim Chairperson of the Board of Commissioners, Commissioner Brewer, which shall be payable monthly in the amount of \$4,167. The authorized stipend shall be available for the term of his appointment as Interim Chairman of the Board.



Agenda #: 10

RESOLUTION NO. 2024-CHA-XX

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 19, 2024, entitled "Authorization to complete the sale of property in the Pullman Community Area".

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

THAT, the Interim Chief Executive Officer or her designee may execute a purchase and sale agreement with Chicago Neighborhood Initiatives ("CNI") for the disposition of the rowhouse located at 10527 South Corliss Avenue;

THAT, the Interim Chief Executive Officer or her designee may deed the property to CNI or its designee; and

THAT, the Interim Chief Executive Officer or her designee may execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing upon HUD modification of the disposition approval.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Agenda #: 11

RESOLUTION NO. 2024-CHA-XX

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled "Authorization for payment of Gautreaux Plaintiffs' counsel attorneys' fees and expenses".

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

THAT, the Board of Commissioners authorizes the payment of \$268,000.00 in attorney's fees and expenses to Gautreaux Plaintiff's Counsel, Impact For Equity ("IFE"), for the period of January 1, 2023 through July 31, 2024. The payment of attorney's fees and expenses are pursuant to Section XI. Fees of the Settlement Agreement, and subject to approval by the court.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



RESOLUTION NO. 2024-CHA-XX

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled Authorization to Settle the Matter of Shongo Grice, (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2022 L 005871 requesting authorization to resolve the above-mentioned litigation by entering into a settlement agreement, the key terms of which are to: 1) pay Plaintiff the amount \$2,800,000, in exchange for a full release of all claims and dismissal of his lawsuit.

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

THAT, the Board of Commissioners authorizes the Chief Executive Officer, to enter into a class settlement agreement in the matter of Shongo Grice, (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2022 L 005871 as stated above.

THAT, the Chief Legal Officer and the Chief Executive Officer are further authorized to negotiate, enter into and execute any and all further agreements or orders to effectuate the purposes approved in this Resolution.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



RESOLUTION NO. 2024-CHA –

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled Authorization to Settle the Matter of Jada Nile, (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2023 L 006146 requesting authorization to resolve the above-mentioned litigation by entering into a settlement agreement, the key terms of which are to: 1) pay Plaintiff the amount \$325,000, in exchange for a full release of all claims and dismissal of his lawsuit.

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer, to enter into a class settlement agreement in the matter of Jada Nile, (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2023 L 006146 as stated above.

THAT, the Interim Chief Legal Officer and the Interim Chief Executive Officer are further authorized to negotiate, enter into and execute any and all further agreements or orders to effectuate the purposes approved in this Resolution.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



RESOLUTION NO. 2024-CHA –

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled Authorization to Settle the Matter of Ziola Garcia, (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2022 L 001121 requesting authorization to resolve the above-mentioned litigation by entering into a settlement agreement, the key terms of which are to: 1) pay Plaintiff the amount \$500,000, in exchange for a full release of all claims and dismissal of his lawsuit.

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

THAT, the Board of Commissioners authorizes the Interim Chief Executive Officer, to enter into a class settlement agreement in the matter of Ziola Garcia, (“Plaintiff”) v. Chicago Housing Authority (“CHA”), et al., Case No. 2022 L 001121 as stated above.

THAT, the Chief Legal Officer and the Interim Chief Executive Officer are further authorized to negotiate, enter into and execute any and all further agreements or orders to effectuate the purposes approved in this Resolution.

Matthew Brewer
Interim Chairman
Chicago Housing Authority



Board Letter

Agenda Date: November 19, 2024

Agenda #: 15

Approval of Personnel Actions.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

Recommendation

The Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the Board of Commissioners approve and ratify the Personnel Actions listed below.

Explanation

The Chief Executive Officer recommends the following personnel actions:

Approval of selection, appointment, and removal of officers and employees above Grade Level S13:

- Offer of employment to Interim Chief Executive Officer.
- Separation of employment of Chief Executive Officer.

Ratification of selection, appointments, and removal of employees below Grade Level S13:

- Offer of employment to Senior Assistant General Counsel, Litigation.
- Offer of employment to Assistant General Counsel.
- Offer of employment to Senior Accountant.
- Offer of employment to Set-up Technician.
- Offer of employment to Occupancy Specialist I.
- Offer of employment to Procurement Specialist.
- Offer of employment to Security Specialist.
- Offer of employment to Manager, Website.
- Offer of employment to BI Report Developer.
- Offer of employment to Accountant.
- Salary Adjustment of employee to Senior Accountant, Property Management (2).
- Salary Adjustment of employee to Senior Accountant, Accounts Payable.
- Salary Adjustment of employee to Senior Accountant (3).
- Transfer of employee to Relocation Specialist.
- Promotion of employee to Director, HQ Facilities.
- Promotion of employee to HCV Owner Relations Specialist.
- Promotion of employee to Application Developer II.
- Temporary Salary Adjustment of employee to Portfolio Manager.
- Promotion of employee to Occupancy Specialist II.
- Temporary Salary Adjustment of employee to Interim General Counsel.
- Promotion of employee to Business Reporting Analyst.

Acceptance of resignations, retirements, and terminations:

- Resignation of employment for Manager, Level FSS Program.
- Resignation of employment for Program Project Manager II.
- Resignation of employment for Procurement Specialist.
- Resignation of employment for Senior Assistant General Counsel.
- Separation of employment for Emergency Dispatcher.
- Separation of employment for Manager, Website.
- Separation of employment for Senior Director, Portfolio Management.
- Separation of employment for Paralegal.
- Resignation of employment for Budget Analyst.
- Resignation of employment for Development Manager.
- Separation of employment for Contract Analyst.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 15

RESOLUTION NO. 2024-CHA-

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2024, entitled "Approval of Personnel Actions":

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

THAT, the Board of Commissioners hereby approves the requested personnel actions.

Matthew Brewer
Interim Chairman
Chicago Housing Authority