



Chicago Housing Authority

Board of Commissioners

Agenda

60 E Van Buren St
Chicago, IL 60605

Tuesday, May 27, 2025

8:30 AM

CHA Corporate Offices

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

Real Estate Operations Development Committee Report – James Matanky, Chairman

- 1 Authorization to take actions necessary for the disposition and sale of Altgeld Gardens land to the Forest Preserves of Cook County.
Presenter: Rishab Mehan, Deputy Chief Development
- 2 Authorization for actions necessary for the disposition and sale of Altgeld Gardens land to By The Hand Club for Kids.
Presenter: Rishab Mehan, Deputy Chief Development
- 3 This Number not used.
- 4 Authorization to take actions necessary for the disposition and sale of vacant CHA land at the former ABLA public Housing site for the development of new for-sale housing.
Presenter: Lee Pratter, Deputy Chief Development
- 5 Request to ratify loans to C/S Loomis Courts Limited Partnership and C/S Harrison Courts Limited Partnership.
Presenter: Leonard Langston, Interim Chief Property Officer

- 6** Authorization to enter into an Agreement for Professional Property Management Services.

Presenter: Leonard Langston, Interim Chief Property Officer

Tenant Services Committee Report – Debra Parker, Chairperson

- 7** Authorization to approve the FY2026 Administrative Plan.

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

- 8** Authorization to Amend the 2025-2027 Funding Agreement with the Central Advisory Council.

Presenter: Mary Howard, Chief Administrative & Resident Services Officer

General Items

- 9** Authorization to submit an amendment to the FY2025 MTW Annual Plan.

Presenter: Jennifer Hoyle, Deputy Chief of Staff

- 10** Authorization to purchase insurance coverage for CHA's Property Managers' Insurance Program and Commercial Property.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

- 11** Recommendation to adopt revised 2023 Employee Handbook to 2025 Employee Handbook.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

X. Closed Meeting

XI. Open Session Resumes - Roll Call

XII. Approval of Minutes for the Closed and Regular Meetings

Approval of Minutes for the Closed and Rescheduled Board Meeting of March 24, 2025.

XIII. Presentation of Matters from Closed Session

- 12** Approval of Personnel Actions.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

XIV. Adjournment



Board Letter

Agenda Date: May 27, 2025

Agenda #: 1

Authorization to take actions necessary for the disposition and sale of Altgeld Gardens land to the Forest Preserves of Cook County.

Development Address	Community Area	Planned Work
Intersection of 133 rd Street and Greenwood Avenue	Riverdale	Construction of a new accessible trail connection at Altgeld Gardens providing access to the Beaubien Woods Boat Launch and a proposed water service line to the restroom.

Presenter: Rishab Mehan, Deputy Chief Development

Recommendation

The Interim 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) enter into an Intergovernmental Agreement with the Forest Preserves of Cook County (“FPCC”) for the acquisition of certain land within the Altgeld Gardens development to facilitate the construction of a new trail connection from Altgeld Gardens to the Beaubien Woods Boat Launch and a proposed water service line to the restroom; 2) submit a disposition application to HUD for the CHA land necessary to enable the trail development; 3) convey the land by quit claim deed to FPCC or its designee in exchange for payment of appraised value, and; 4) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Property Summary and Appraised Value

Property/Site	Acreage and Square Feet	Payment to CHA
Land located at S Greenwood Ave and E 133rd St.	Approximately 2,224 square feet	\$2,600

The total CHA land needed for the proposed trail and water service line to the restroom is approximately 2,224 square feet adjacent to the FPCC’s Beaubien Woods and leading to the boat launch. The market value for the CHA land is \$2,600.

Developer

The FPCC is a governmental commission in Cook County, Illinois with a mission to acquire, restore, restock and manage lands for the purpose of protecting and preserving natural communities including prairies, forests, wetlands, rivers, streams, and all their associated flora and fauna for the purpose of providing educational, leisure and outdoor recreation opportunities for the public. FPCC registered general headquarters is located at 536 North Harlem Avenue, River Forest, IL.

Funding

N/A

Property Profile

The proposed trail and water service line to the new restroom will be located at the intersection of 133rd Street and Greenwood Avenue in the Altgeld Gardens neighborhood. The FPCC land is between the two CHA parcels located on Blocks 12 and 15. The CHA land is currently vacant.

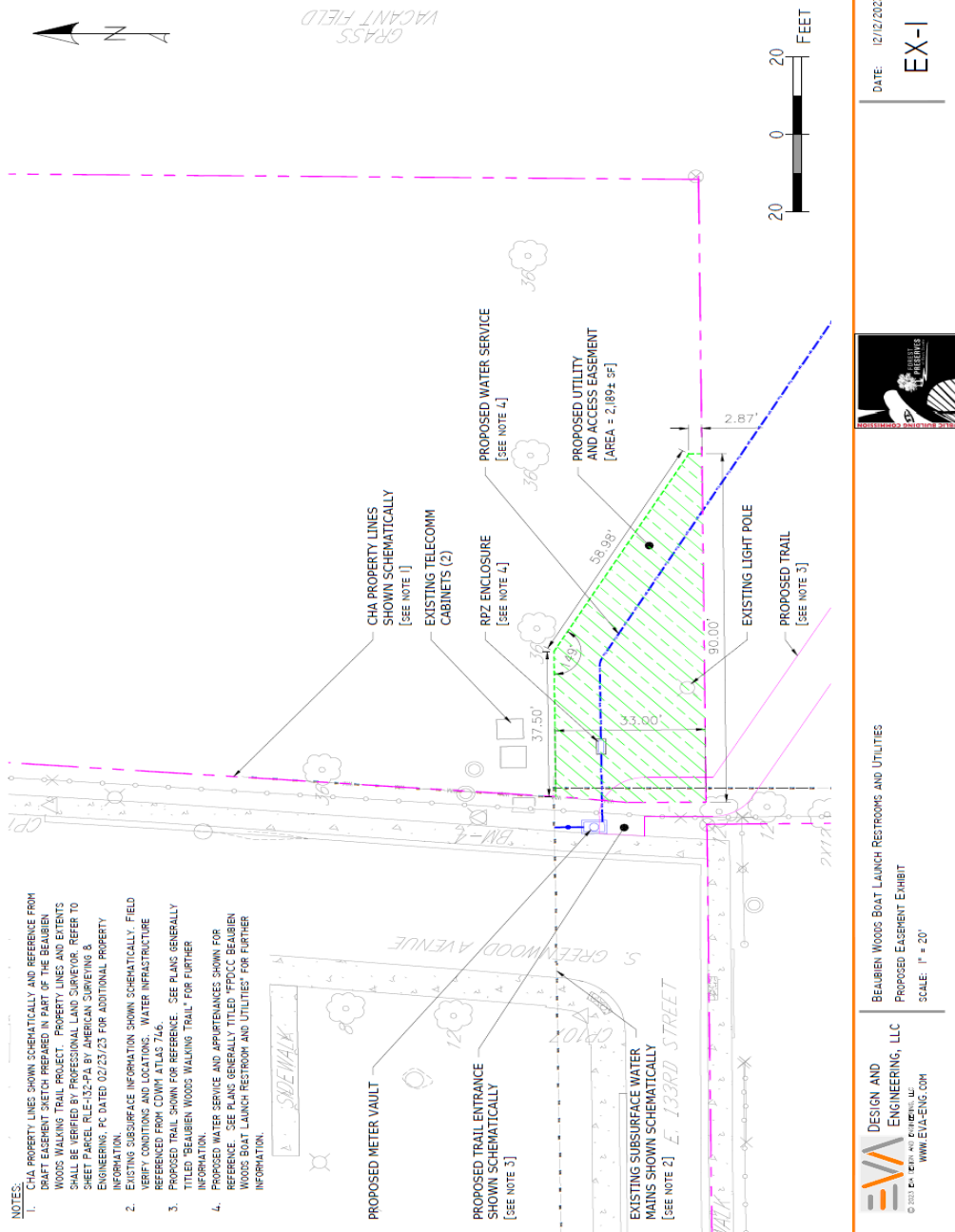
As depicted on the below context map and site plan, most of the proposed land to be conveyed to FPCC is to run the water service line down to the boat launch and FPCC's proposed new restroom, while the proposed trail connecting the Altgeld Gardens to the Beaubien Woods boat launch will only require a small portion of the land, approximately 200 square feet at the corner of Block 12.

The new path will be fully ADA accessible and create a forested path down to the boat launch for residents to enjoy.

Context Map



Site Plan



Compliance

N/A

Background and Approach

The FPCC's planned improvements including a new trail will provide Altgeld Gardens residents and Chicagoans with new, ADA accessible, and dedicated access to Beaubien Woods, and particularly the boat launch area. In addition to the trail improvements, FPCC plans to construct new restrooms which will make the boat launch a more useful asset for residents enjoying Beaubien Woods. FPCC plans to complete the work by the end of 2025.

The timing of the FPCC's improvements align well with other community investments happening at Altgeld Gardens in the context of the Chicago Transit Authority's Red Line Extension and the Chicago Department of Transit's plans for extension of a bicycle trail.

The requested action complies in all materials 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 #: 1

RESOLUTION NO. 2025-CHA- X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025, entitled “Authorization to take actions necessary for the disposition and sale of Altgeld Gardens land to the Forest Preserves of Cook County”.

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

THAT, the Interim Chief Executive Officer or her designee may enter into an Intergovernmental Agreement with the Forest Preserves of Cook County (“FPCC”) for the disposition of approximately 2,224 square feet of land;

THAT, the Interim Chief Executive Officer or her designee may submit a disposition application to HUD;

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

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 disposition approval.

Mathew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 2

Authorization for actions necessary for the disposition and sale of Altgeld Gardens land to By The Hand Club for Kids.

Development Address	Community Area	Planned Work
13122 South Ellis Avenue	Riverdale	Rehabilitation and expansion of the existing Up Top building by the non-profit By The Hand Club for Kids to expand their after school programming.

Presenter: Rishab Mehan, Deputy Chief Development

Recommendation

The Interim Chief Executive Office (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Interim CEO or her designee to: 1) enter into a Purchase and Sale Agreement with the By The Hand Club for Kids (“BTHCK”) for the acquisition of certain land at the full appraised value to facilitate the rehabilitation and expansion of the Up Top building (“Proposed Development”) located in the Altgeld Gardens community; 2) submit a disposition application to HUD for the CHA land necessary to facilitate the Proposed Development; 3) convey the land by quit claim deed transfer to BTHCK or its designee in exchange for the payment of appraised value; 4) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Property Summary and Appraised Value

Property/Site	Acreage and Square Feet	Payment to CHA
13122 South Ellis Avenue	Approximately 1.24 acres	\$27,000

The total land area needed for the Proposed Development is approximately 1.24 acres of CHA land adjacent to the Up Top building. The total appraised value of the CHA land is \$27,000.

Developer

The BTHCK is a faith-based 501(c)3 holistic afterschool program with a mission to take kids by the hand and walk with them from kindergarten through college. BTHCK works in several communities across Chicago, including Altgeld Gardens, Austin, Cabrini-Geen, Englewood, Moving Everest/Austin, and North Austin. Since opening their second location in 2005, BTHCK's

Altgeld Gardens center has been giving students abundant support. The BTHCK Altgeld Gardens center is currently located at 13015 S. Ellis Avenue, Chicago, IL 60827.

Funding

N/A

Property Profile

The land subject to this board action is approximately 1.24 acres in area. The land surrounds the existing, privately owned “Up Top” building at Altgeld Gardens. The proposed land disposition is required to facilitate the Proposed Development for the Up Top building by BTHCK.

The Proposed Development is located at 13122 South Ellis Avenue, at the intersection of 132nd Street and S. Ellis Avenue in the Altgeld Gardens neighborhood. The Up Top building is currently landlocked by CHA land characterized by a parking lot and open space. The parking lot and the vacant land located immediately to the south and west of the Up Top building is CHA land that is needed to facilitate the Proposed Development, as shown in the context map and site plan.

In addition to facilitate the rehabilitation and expansion of the Up Top building, the Proposed Development will also allow rebuilding and improving the existing sidewalks and the parking lot. Moreover, it will allow the Up Top building to gain right of way access to the street.

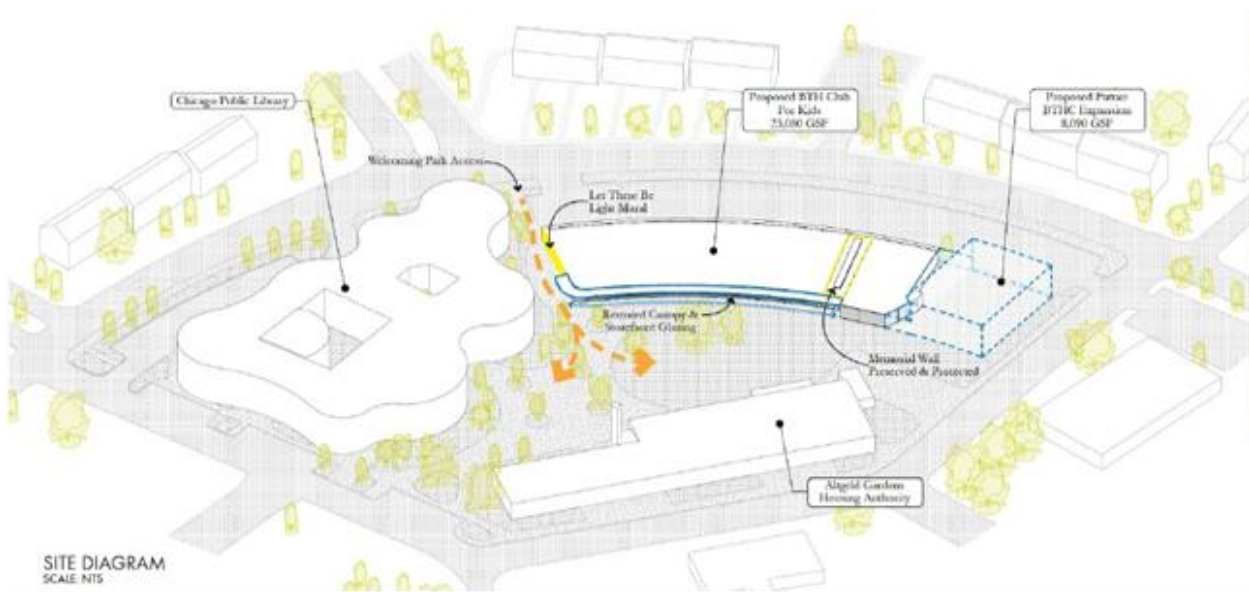
Most importantly, the Proposed Development will allow BTHCK both to renovate, maintain, and improve a valuable and historically significant community resource such as the Up Top building, and expand their operations and programming, which will help them reach and serve a larger number of kids in this community.

Context Map



Dotted red line = approximate extent of CHA lands proposed for disposition
 Dotted yellow line = approximate extent of existing Up Top Building (privately owned)

Site Plan:



Compliance

N/A

Background and Approach

The BTHCK planned rehabilitation and expansion of the Up Top building is a direct response to the community's request to serve more kids and preserve the historically significant building. The Proposed Development is an opportunity to address the current dilapidated conditions of the privately-owned Up Top building, which is an eye-sore and nuisance at the entrance to the community.

The Up Top building has tremendous neighborhood significance and importance to Altgeld Gardens residents, as well as advocates for historic preservation. Many residents and other stakeholders are concerned that without active restoration plans the building, and the important histories it represents, is in jeopardy.

BTHCK is committed to preserving important elements of the existing building such as the historic design, the memorial wall and other preservation measures to fully restore the facility to be used by nearly 400 children. After the new Up Top building is reopened, BTHCK's existing facility, which is located at 13015 South Ellis Avenue, will be utilized as an enrichment center to expand their youth-entrepreneurship, container farming, nutrition, and gardening programs.

The timing of the BTHCK project aligns well with several other community investments happening at Altgeld Gardens. These include the Chicago Transit Authority's Red Line Extension, the Chicago Department of Transportation's plans for expanding a bicycle trail along 130th Street and into Altgeld Gardens, and the Forest Preserves of Cook County project consisting of a new trail connection linking Altgeld Gardens with the Beaubien Woods boat launch area, and a new water service line that will deliver drinking water to a new comfort station that will be developed at the boat launch area.

The requested action complies in all materials 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 #: 2

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025, entitled “Authorization for actions necessary for the disposition and sale of land to the By The Hand Club for Kids at Altgeld Gardens”.

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

THAT, the Interim Chief Executive Officer or her designee may enter into a Purchase and Sale Agreement with By The Hand Club for Kids (“BTHCK”) for the disposition of approximately 1.24 acres of land at the full appraised value; and

THAT, the Interim Chief Executive Officer or her designee may submit a disposition application to HUD; and,

THAT, the Interim Chief Executive Officer or her designee may deed the property to BTHCK or its designee following the satisfaction of all regulatory requirements; 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.

Mathew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 4

Authorization to take actions necessary for the disposition and sale of vacant CHA land at the former ABLA public Housing site for the development of new for-sale housing.

Development Address	Community Area	Target Population
1237- 1357 W. Grenshaw Street	Near West Side	Families

Presenter: Lee Pratter, Deputy Chief Development

Recommendation

The Interim Chief Executive Office (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the Interim CEO or her designee to: 1) enter into a Purchase and Sales Agreement with LR ABLA LLC; 2) submit a disposition application to HUD for the disposition of CHA land at the former ABLA public housing site located at 1237-1357 W. Grenshaw Street, Chicago Illinois (the “CHA Land”) by negotiated sale; 3) convey the underlying land by deeds; and 4) 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

Property/Site	Acreage and Square Feet	Payment to CHA
1237- 1357 W. Grenshaw Street	23 standard City lots	Appraised value plus income-sharing approach

Developer

LR ABLA LLC is the owner entity to which the land will be deeded to, and it consists of Related Midwest, the Chicago office of The Related Companies (Related). Related is one of the largest developers and preservationists of affordable and workforce housing in the country. Currently, Related owns and manages 55,000 affordable and workforce housing apartments.

Funding

N/A

Property Profile

Related plans to develop four townhome buildings, consisting of a total of 23 units on vacant CHA-owned infill lots between 1237-1357 W. Grenshaw Street. The brick design and height of the buildings was selected to blend into the existing housing stock on Grenshaw Street and surrounding neighborhood. This location is between the existing Roosevelt Square (ABLA) phase IIA and the recently completed Roosevelt Square 3B rental phase. A minimum of 4 of the

23 units will be designated as affordable for buyers with incomes at or below 120% Area Medium Income (AMI).

The plan is to continue housing development that complements the existing, successful Roosevelt Square rental phases. The houses constructed will include sustainability features which may provide for measures such as high levels of insulation, air sealing, and energy efficient mechanicals and appliances to deliver lower costs to the new homeowners while benefiting the environment.

Builders

Related proposes to contract with two local builders to complete the construction and sales of the homeownership units. Related has identified two local African American-owned builders; Center Court LLC and MKB Business Strategies LLC. Related will not receive any compensation.

Center Court LLC – Over the past 5 years, Center Court Development has completed multi-family, single family new construction, single family home renovations across the city and is set to begin construction on 6 market rate townhomes, three 2-unit buildings, and one 6-unit building on former CHA land. Center Court Development is led by Kamau Murray.

MBK Business Strategies LLC – Over the past 5 years, MBK Business Strategies LLC (MBK) has rehabbed and built new construction market and affordable homeownership units across the city. MKB was also selected by the City of Chicago as one of 5 Missing Middle Developers in Lawndale and has developed affordable for sale homes as part of the “City lots for working families” initiative. Melvin Bailey is the principal of MBK.

Site Plan:



Rendering:**Compliance**

N/A

Background and Approach

Through a competitive procurement process, Related Midwest (Related) was selected in 2003 as the developer for the redevelopment efforts at the ABLA public housing site. With input from CHA, City of Chicago, ABLA residents, and other community stakeholders, Related, crafted a redevelopment plan for ABLA. The plan called for the development of both rental and for sale units. To date, six phases have been completed at the ABLA site, with one phase that included a for sale component. However, no additional for-sale units have been delivered since 2006.

CHA is proposing to dispose of 23 vacant lots to a Related controlled owner entity at the appraised market value minus the projected cost of environmental remediation. CHA will receive proceeds from the sale of the land. CHA will also potentially receive a share of proceeds from the future sales of the homes. Of the potential 23 homes for sale, a minimum of 4 units will be designated as affordable for buyers with incomes at or below 120% Area Medium Income.

Timeline and Next Steps

- This disposition activity was identified in the CHA FY 2024 MTW Annual Plan approved by HUD.
- Following board approval, CHA will submit a disposition application to HUD for 23 vacant ABLA lots with a HUD approval typically anticipated within 90 days of submission.

- Developer/Builder identifies financing and obtains construction loan.
- A Purchase and Sales Agreement is executed.
- CHA transfers land fee simple for construction of townhomes, semi-detached, or single-family housing to LR ABLA LLC owner entity or its designee.
- Land transfers will take place on a rolling basis.
- Deeds will include a reversionary clause or similar mechanism to reclaim the sites transferred if the builder fails to commence construction within a period to be stated in the deeds.
- Land transfers for each phase will be expressly contingent upon the developer/builder securing financing for each phase.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 4

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025, entitled "Authorization to take actions necessary for the disposition and sale of vacant CHA land at the former ABLA site at 1237-1357 W. Grenshaw for the development of new, for-sale housing."

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

- THAT,** the Interim Chief Executive Officer, or her designee, to enter into a purchase and sales agreement with LR ABLA LLC or its designee;
- THAT,** the Interim Chief Executive Officer, or her designee, to submit a disposition application to HUD for the disposition of CHA land at the former ABLA public housing site located along 1237-1357 W. Grenshaw St., Chicago Illinois;
- THAT,** the Interim Chief Executive Officer, or her designee, to convey the land at 1237-1357 W. Grenshaw to LR ABLA LLC or its designee;
- THAT,** the Interim Chief Executive Officer, or her designee, authority to execute 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: May 27, 2025

Agenda #: 5

Request to ratify loans to C/S Loomis Courts Limited Partnership and C/S Harrison Courts Limited Partnership.

Presenter: Leonard Langston, Interim Chief Property Officer

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) requests that the Board of Commissioners ratify the loans issued to C/S Loomis Courts Limited Partnership and C/S Harrison Courts Limited Partnership.

Explanation

The Interim Chief Executive Officer requests ratification of the following:

Loan to C/S Loomis Courts Limited Partnership

Loan from Chicago Housing Authority (CHA) to C/S Loomis Courts Limited Partnership (Loomis) to cover expenses through December 31, 2024, in the amount of \$665,284.00. This loan was needed to cover an anticipated annual revenue shortfall. The excess funds that were not needed to cover 2024 payables were allocated to supplement revenue in Q125 as the revenue shortfall persists.

Loan to C/S Harrison Courts Limited Partnership

Loan from Chicago Housing Authority (CHA) to C/S Harrison Courts Limited Partnership (Harrison) to cover expenses through December 31, 2024, in the amount of \$510,951.00. This loan was needed to cover an anticipated annual revenue shortfall. The excess funds that were not needed to cover 2024 payables were allocated to supplement revenue in Q125 as the revenue shortfall persists.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 5

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 27, 2025 entitled "Request to ratify loans to C/S Loomis Courts Limited Partnership and C/S Harrison Courts Limited Partnership".

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

THAT, the Board of Commissioners hereby approves the requested loan ratification from Chicago Housing Authority (CHA) to C/S Loomis Courts Limited Partnership to cover expenses through December 31, 2024, in the amount of \$665,284.00 and the requested loan ratification from Chicago Housing Authority (CHA) to C/S Harrison Courts Limited Partnership to cover expenses through December 31, 2024, in the amount of \$510,951.00.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 6

Authorization to enter into an Agreement for Professional Property Management Services.

Presenter: Leonard Langston, Interim Chief Property 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 \$2,646,000 consisting of an aggregate original contract value of \$1,293,600 for a two year base term from July 1, 2025 through June 30, 2027; and two option years in the combined amount of \$1,352,400 to provide professional property management services at various properties.

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
Manage Chicago, Inc.	\$1,293,600	2 Years	1 st Option: \$666,204 2 nd Option: \$686,196	\$2,646,000
	\$			\$
	\$			\$
Total:	\$1,293,600		Aggregate Total:	\$2,646,000

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

On May 2, 2025, CHA issued a partial termination notice for property management services at Horner Westhaven and Region 2 scattered sites, totaling 980 units in the public housing program, due to Contractor's continued failure to perform the contracted services with sufficient personnel or with sufficient resources and to promptly cure or re-perform unsatisfactory services within a reasonable time. The partial termination of property management services, along with the need for an accelerated transition, created an emergency need for CHA to secure replacement property management services.

Procurement Activities

In order to quickly find a replacement property management firm for Horner Westhaven and Region 2 scattered sites, so day-to-day management services would be uninterrupted, CHA used the emergency procurement approach to directly engage potential replacement firms in compliance with HUD rule CFR 200.320(c)(3), as any delay resulting from providing public notice of a competitive solicitation would deprive residents, in whole or in part, of the use and enjoyment of their homes.. Ultimately, one property management firm was able to meet the scope and timeline for services and submitted a letter of intent, property management approach, and proposed management fee.

After reviewing the proposal, Manage Chicago was selected and is recommended for award to provide the property management services at the two impacted properties.

Responsive Proposal(s)
Manage Chicago, Inc.

Diversity Contracting Requirements

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

Manage Chicago, Inc. will satisfy the CHA 20% M/W/DBE compliance goal through a combination of indirect and direct participation utilizing Rojas Landscaping, Inc. (MBE) at 10% for indirect participation and MDC Economic Developer Corp (MBE) at 10% for direct participation. They will satisfy their 3% Section 3 requirement through subcontracting to MDC Economic Developer Corp a 51% Resident Owned Business.

Vendor Background Information

Manage Chicago, Inc. is owned by Chris Amatore. They offer a full range of services, including property management, project management, leasing and maintenance services for apartments, condominiums, and commercial properties. Manage Chicago entered into their initial contract with CHA in 2020 and was awarded additional units in 2021. They currently manage approximately 3,400 units for CHA across Altgeld and two scattered sites properties.

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 professional property management services with Manage Chicago, Inc. in the amount of \$2,646,000.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 6

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025, entitled "Authorization to enter into an Agreement for Professional Property Management Services".

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

THAT, the Board of Commissioners approves the award of contracts to Manage Chicago, Inc. in the approximate aggregate value of \$2,646,000 consisting of an aggregate original contract value of \$1,293,600 for a two-year base term from July 1, 2025 through June 30, 2027; and two option years in the combined amount of \$1,352,400 to provide professional property management services at various properties.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 7

Authorization to approve the FY2026 Administrative Plan.

Presenter: Cheryl Burns, Chief Housing Choice Voucher Officer

Recommendation

The Chief Executive Officer recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2026 Housing Choice Voucher (HCV) Administrative Plan.

The requested action complies in all material respects with applicable Chicago Housing Authority Board policies and applicable federal (HUD) regulations.

Background

Pursuant to HUD regulations, CHA is required to implement an Administrative Plan to govern its Housing Choice Voucher (HCV) Program. The HCV Administrative Plan provides the required information on the rules that CHA will follow in the administration of the HCV Program. The FY2026 HCV Administrative Plan contains updated policy changes as needed to be consistent with HUD requirements and current practice.

CHA held a 30-day public comment period from April 1, 2025, through April 30, 2025. Announcements for the public comment process appeared on CHA's website, in the Chicago Reader, and Chicago Sun-Times. CHA also distributed resident notices across CHA properties and sent an email notification to HCV participants. Below is a brief overview of the changes.

Changes to Administrative Plan

Housing Opportunity Through Modernization Act of 2016 (HOTMA)

Per HUD guidance and Office of Public and Indian Housing (PIH) Notice 2024-19, Public Housing Agencies must update their Administrative Plans to include HOTMA provisions by June 6, 2025. To achieve compliance with HOTMA regulations, HCV has incorporated the following changes into the Administrative Plan:

- Ch. 9 – Leasing
 - Clarifies that CHA assists families finding units in Mobility areas and people with disabilities in locating units to accommodate accessibility-related needs.
- Ch. 16 – Program Administration & Ch. 17 – Project-Based Voucher Program
 - Specifies that CHA does not use Small Area Fair Market Rents but offers exception payment standards in Mobility Areas.
- Ch. 17 – Project-Based Voucher Program
 - Stipulates that CHA uses a noncompetitive selection process for PBV proposals if the proposed development site is on CHA-owned land.
 - Stipulates that CHA may consider terminating or amending a contract if a unit no longer qualifies for excepted status or the increased program cap.

- Clarifies that in case of a family composition change where an elderly or disabled person is removed from an exempted unit, CHA will work with the participant family to identify a PBV relocation unit that meets their household needs.

Updated HUD-VASH Operating Requirements

The following change was incorporated per HUD guidance in FR-6476-N-01, which introduces new waivers and flexibilities related to HUD-VASH:

- Ch. 17 – Project-Based Voucher Program
 - Stipulates that the CHA may use a noncompetitive selection process for PBV projects with units made exclusively available to HUD-VASH families on the site of a VA facility.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 7

RESOLUTION NO. 2025-CHA-X

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated May 27, 2025, requesting approval of the FY2026 HCV Administrative Plan attached hereto;

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

THAT, The Board of Commissioners hereby approves the FY2026 HCV Administrative Plan and grants authorization to the Interim Chief Executive Officer, or her designee to make final updates, as deemed necessary;

THAT, This approval of the FY2026 HCV Administrative Plan supersedes any and all conflicting language found in prior CHA HCV Administrative Plans.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 8

Authorization to Amend the 2025-2027 Funding Agreement with the Central Advisory Council.

Presenter: Mary Howard, Chief Administrative & Resident Services Officer

Recommendation

The Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") amend the 2025-2027 Funding Agreement with the Central Advisory Council ("CAC") to add an amount not to exceed \$365,621. The modified aggregate not-to-exceed amount is \$2,295,621.

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

A Funding Agreement between CHA and the CAC is required by HUD Regulations 24 CFR 964.150 (Funding Tenant Participation) for funding provided by a public housing authority ("PHA") toward a duly elected resident council. The purpose of the CAC, as the elected jurisdiction-wide resident council for CHA residents, is to act as a vehicle for resident participation and to represent the interests of the residents of CHA family properties and senior buildings. The role of a resident council is to improve the quality of life and resident satisfaction, and to participate in self-help initiatives to create a positive living environment for families living in public housing (24 CFR 964.100). The Funding Agreement will be used to fund tenant participation activities (officer stipends, operating expenses, etc.) and operating expenses for fifteen (16) CAC and Local Advisory Council (LAC) offices throughout Chicago.

Resident Councils are required by HUD Regulations CFR 964.130 (Election procedures and standards) to hold elections at least once every three years. Elections must be administered by Resident Councils and monitored by the housing authority. The most recent election was conducted in October 2022 and the first year of this agreement includes additional funding for the 2025 election.

In September 2024, the CHA Board approved a Funding Agreement with the Central Advisory Council for a three-year term in the amount of \$1,930,000. CHA executed this agreement with CAC. Since then, additional funding needs were identified, primarily for CAC and LAC member training following the elections, as well as equipment expenses for the CAC and fifteen LAC offices within CHA's portfolio. As a result, CHA is requesting an increase of \$365,621 in the total value of the Funding Agreement for the three-year term.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 8

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025, entitled "Authorization to Amend the 2025-2027 Funding Agreement with the Central Advisory Council."

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 amend the 2025-2027 Funding Agreement with the Central Advisory Council ("CAC") to add an amount not to exceed \$365,621. The modified aggregate not-to-exceed amount is \$2,295,621.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 9

Authorization to submit an amendment to the FY2025 MTW Annual Plan.

Presenter: Jennifer Hoyle, Deputy Chief of Staff

Recommendation

The Interim Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") approve the Amended FY2025 MTW Annual Plan and authorize CHA to submit the Amended FY2025 MTW Annual Plan to the Department of Housing and Urban Development (HUD).

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.

Background

As part of its MTW Agreement, CHA is required to submit an Annual Plan to HUD, due no later than 75 days prior to the beginning of CHA's fiscal year. The MTW Annual Plan provides information regarding CHA's operations, development actions, finances and MTW activities for the upcoming year, as well as information related to CHA's compliance with the MTW Program.

CHA is amending its FY2025 MTW Annual Plan, which was approved by HUD on December 11, 2024, to include the disposition of vacant land surrounding the Up Top building at 13122 South Ellis at Altgeld Gardens for the future expansion of the building by the non-profit By the Hand Club for Kids. Inclusion of this disposition in CHA's FY2025 MTW Annual Plan is necessary to proceed with the disposition process.

In 2024, HUD issued a revised Form 509900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and reports and for tracking the impact of MTW activities. This submission complies with all of the requirements of the Amended and Restated MTW Agreement, including the revised Form 50900 and applicable HUD regulations for the submission of annual reports.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



RESOLUTION NO. 2025-CHA-X

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated May 27, 2025, requesting approval of the Amended FY2025 MTW Annual Plan and authorization to submit the Amended FY2025 MTW Annual Plan to HUD attached hereto;

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

THAT, The Board of Commissioners hereby approves the Amended FY2025 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Amended FY2025 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Amended FY2025 MTW Annual Plan to the U.S. 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 changes.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 10

Authorization to purchase insurance coverage for CHA's Property Managers' Insurance Program and Commercial Property.

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") authorize the purchase of insurance coverage for CHA's Property Managers' Insurance Program and Commercial Property for an aggregate not-to-exceed amount \$8,067,630. The coverages being purchased are for the one-year policy term of May 31, 2025 through May 30, 2026, under a fixed rate contract comprised of the following: (1) A CHA self-insurance program with Zurich Insurance Group as the fronting insurer for a premium amount of \$154,000, (2) First Excess Liability coverage written through General Star Indemnity Company for a premium amount of \$1,440,501, (3) Second Excess Liability written as a 50/50 quota share through Allied World Assurance Company for a premium amount of \$626,971 and (4) Superior Specialty for a premium amount of \$627,971; and (5) Commercial Property Insurance written through Travelers Insurance Company for a premium amount of \$5,218,187.

No additional collateral has been required from Zurich Insurance Group. The total collateral requirement remains at \$1,590,000, matching the expiring terms.

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 Property Managers' Insurance Program ("PMIP") was created in 1999 as the solution to provide liability protection for the CHA and its property management firms, during a period when no insurer would cover the CHA's extreme risks. The PMIP is defined as an "Owner-Controlled Insurance Program" or OCIP. By purchasing insurance to cover all liabilities associated with the management of a portfolio, the CHA, as owner, can control claims and expenses within the self-insured (SIR) layer while maintaining consistent coverage for itself and each property management firm, even when management firms or insurers change.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 10

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025 entitled “Authorization to purchase insurance coverage for CHA’s Property Managers’ Insurance Program and Commercial Property”;

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 purchase insurance coverage for the Chicago Housing Authority’s Property Managers’ Insurance Program and Commercial Property through its insurance broker of record, Arthur J. Gallagher, for the period of May 31, 2025 through May 30, 2026 for an aggregate not-to-exceed amount of 8,067,630, based on a fixed-rate contract compromised of the following: (1) A CHA self-insurance program with Zurich Insurance Group as the fronting insurer for a premium amount of \$154,000, (2) First Excess Liability coverage written through General Star Indemnity Company for a premium amount of \$1,440,501, (3) Second Excess Liability written as a 50/50 quota though Allied World Assurance Company for a premium amount of \$626,971 and (4) Superior Specialty for a premium amount of \$627,971; and (5) Commercial Property Insurance written through Travelers Insurance Company for a premium amount of \$5,218,187.

THAT, No additional collateral has been required from Zurich Insurance Group. The total collateral requirement remains at \$1,590,00, matching the expiring terms.

This award is not subject to CHA’s MBE/WBE/DBE/ Section 3 hiring and insurance requirements.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 11

Recommendation to adopt revised 2023 Employee Handbook to 2025 Employee Handbook.

Presenter: Dominick Maniscalco, Deputy Chief Human Resources

Recommendation

The Office of Human Resources recommends that the Board of Commissioners of the Chicago Housing Authority (CHA) approve the attached revised Employee Handbook. The request action complies in all material respects with all applicable federal, state, and local laws, and Chicago Housing Authority board policies. Human Resources has completed all necessary due diligence to support the submission of this initiative and plans to roll out this policy change to the authority post the May 27, 2025, meeting.

Funding

N/A

Background

The CHA's Employee Handbook, last approved by the BOC on November 21, 2023, contains all personnel policies which complies and is required by federal, state, and local laws. This version of the Employee Handbook is revised and amended from the 2023 approved version. Human Resources, in conjunction with outside legal counsel, has done a comprehensive review and has updated this latest version. Updates include policies, procedures, and practices including but not limited to vacation, dress code, holidays, etc.

The key updates to the Employee Handbook include:

- **Vacation Allotment**

- We've recommended increasing the first two (2) vacation tiers by 2 days. We will go from tier 1 – 10 to 12 days and tier 2 from 15 to 17 days. Our tier 3 will remain the same and max out at 20 days. Enhancing our vacation allotment is a strategic investment in employee retention and morale. Providing more time off demonstrates that we value work-life balance, which helps reduce burnout and increase job satisfaction. When employees feel rested and supported, they are more engaged, productive, and likely to remain committed to the organization long-term. Competitive time-off policies also help attract top talent in a market where benefits play a key role in determining whether someone will choose CHA vs another employer.

- **Holidays**

- We are recommending increasing 3 half-day (1/2) holidays to full-day holidays. This recommendation is similar to our justification for vacation and dress code

changes. Maintaining a competitive edge in today's market is key from a strategic and staffing sustainability perspective. From an operational standpoint, CHA headquarters is empty during these times as either staff are on PTO or teleworking. The recommended holidays changes are:

- Day before Thanksgiving.
 - Christmas Eve.
 - New Year's Eve.
- Other changes in federal, state, and local laws a required by law.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 11

RESOLUTION NO. 2025-CHA-X

WHEREAS, the CHA Board of Commissioners has reviewed the Board Letter dated May 27, 2025, entitled "Recommendation to adopt revised 2023 Employee Handbook to 2025 Employee Handbook":

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

THAT, the Board of Commissioners hereby approves the Employee Handbook dated May 27, 2025.

THAT, this approval supersedes any previous policy guides, personnel policy manuals, or administrative policy manuals and procedures, except where expressly incorporated in this Handbook.

THAT, annually, any changes to the Handbook shall be brought to the Board for review and potential approval. Depending on the substance and timing of changes, Human Resources may recommend changes to the Board anytime during the calendar year.

Matthew Brewer
Interim Chairperson
Chicago Housing Authority



Board Letter

Agenda Date: May 27, 2025

Agenda #: 12

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 at Grade Level S13:

- N/A

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

- Offer of employment to Application Trainer I.
- Offer of employment to Financial Analyst.
- Offer of employment to Program Specialist Digital Inclusion.
- Offer of employment to Assistant General Counsel.
- Offer of employment to Legal Coordinator.
- Offer of employment to Fire, Life, and Safety Marshal.
- Offer of employment to Emergency Dispatcher.
- Offer of employment to Director, Asset Manager.
- Offer of employment to Administrative Assistant.
- Offer of employment to Desktop Engineer I.
- Offer of employment to Program Specialist, Home.
- Offer of employment to Manager, HCV Program Compliance.
- Offer of employment to Project Manager, Asset.
- Offer of employment to Asset Manager (3).
- Offer of employment to Contract Analyst.
- Offer of employment to Customer Experience Specialist.
- Offer of employment to Deputy Chief, Fair Housing and Policy.
- Offer of employment to Director, Healthy Homes.
- Offer of employment to IT Project Manager.
- Offer of employment to Property Operations Manager (3).
- Offer of employment to Financial Controls Manager.
- Offer of employment to Application Developer III.
- Offer of employment to ERP Project Coordinator (Two-Year Intern).

- Offer of employment to Customer Experience Specialist.
- Offer of employment to Project Manager, FOIA.
- Offer of employment to Environmental Health & Safety Manager (2).
- Offer of employment to Director, Construction.
- Offer of employment to Sustainability Manager.
- Promotion of employee to Deputy Chief Capital Construction.
- Promotion of employee to Deputy Chief Property Operations.
- Promotion of employee to Paralegal.
- Promotion of employee to Senior Manager, Government.
- Promotion of employee to Director Occupancy.
- Promotion of employee to Manager, Data Analytics.
- Promotion of employee to Supervisor, Application Trainer.
- Promotion of employee to LevelUp Family Self Sufficiency (FSS) Coach.
- Promotion of employee to Director Treasury Investments.
- Title Change and Market Adjustment of employee to Project Manager, Grants.
- Promotion of employee to Property Operations Manager.
- Promotion of employee to Director Capital Construction Planning & Contracts.
- Reorg -Title Change/Market Adjustment of employee to Project Manager, Building Operations.
- Reorg -Title Change/Market Adjustment of employee to Asset Manager.
- Reorg -Title Change/Market Adjustment of employee to Construction Manager (6).
- Reorg -Title Change/Market Adjustment of employee to Senior Construction Manager (4)
- Reorg-Title Change/Market Adjustment of employee to Property Operations Manager (13).
- Reorg -Title Change/Market Adjustment of employee to Vacant Lot Inspector (2).
- Promotion of employee to Director Capital Construction Quality.
- Promotion of employee to HCV Inspections Compliance Manager.
- Promotion of employee to Director RAD.
- Promotion of employee to Senior Director, QAA, Call Center & Client Operations.
- Promotion of employee to Director Audit & Analytics.
- Market Adjustment of employee to Deputy Inspector General.
- Market Adjustment of employee to Staff Auditor.
- Market Adjustment of employee to Staff Investigator

Acceptance of resignations, retirements, and terminations:

- Resignation of employment for Manager, Design & Planning.
- Resignation of employment for Deputy Chief Building Operations.
- Resignation of employment for Information Analyst.
- Separation of employment for Customer Experience Specialist.
- Resignation of employment for Deputy Chief Housing Policy & Occupancy.
- Resignation of employment for Policy Analyst.
- Separation of employment for Administrative Associate.
- Retirement of employment for Deputy Chief HCV Administration.
- Retirement of employment for Procurement Coordinator.
- Resignation of employment for Contract Analyst.
- Resignation of employment for BI Report Developer.
- Resignation of employment for Manager, PBV Program.
- Resignation of employment for Procurement Construction Program Specialist.
- Resignation of employment for Program Specialist, Education.
- Resignation of employment for Special Programs Coordinator.

Respectfully Submitted:

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 12

RESOLUTION NO. 2025-CHA-X

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 27, 2025, 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 Chairperson
Chicago Housing Authority