

**MINUTES OF THE REGULAR MEETING**

**OF THE**

**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**December 18, 2007**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, December 18, 2007, at 8:30 a.m. at Schneider Apartments, 1750 W. Person Ave., Chicago, Illinois.

Chairperson Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:                   Martin Nesbitt  
                                 Hallie Amey  
                                 Dr. Mildred Harris  
                                 Michael Ivers  
                                 Bridget O’Keefe  
                                 Carlos Ponce

Absent:                    Mary Wiggins  
                                 Sandra Young

Also present were Adrienne Minley, Chief-of-Staff; Jorge Cazares, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Adrienne Minley, Chief of Staff, then presented the CEO’s monthly report. Ms. Minley provided the Commissioners with highlights on holiday activities planned for CHA residents; the appointment by Mayor Daley of Lewis Jordan as the new Chief Executive Officer and the closing of Legends South, Oakwood Shores Phase 2A and River Village Point.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairman Nesbitt thereupon introduced the Resolutions discussed in Executive Session.

Upon Motion made and properly seconded, the Minutes of the Annual Board Meeting of July 27, 2007 and the Regular Board Meeting of August 21, 2007 were approved.

Commissioner Ivers then presented a Motion to approve resolution for Executive Session Item 1.

**Executive Session Item 1**

**RESOLUTION NO. 2007-CHA-168**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 3, 2007, requesting that the Board of Commissioners approves the Personnel Actions Report for November 2007.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for November 2007.

The Motion to adopt resolution for Executive Session Item 1 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O'Keefe  
Carlos Ponce

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

**Executive Session Item 2**

Commissioner Harris then presented a Motion to approve resolution for Executive Session Item 2.

**RESOLUTION NO. 2007-CHA-169**

**WHEREAS,** Sharon Gist Gilliam, after faithfully serving the Chicago Housing Authority tendered her resignation as Chief Executive Officer of the Chicago Housing Authority effective as of the end of the day on November 30, 2007, which the Board of Commissioners accepted November 20, 2007.

**WHEREAS,** The position of Chief Executive Officer of the Chicago Housing Authority has been offered to Lewis A. Jordan because of his business experience and extensive knowledge of the operations of the Public Housing Authorities; and

**WHEREAS,** Lewis A. Jordan has agreed to accept the position of Chief Executive Officer of the Chicago Housing Authority.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** Lewis A. Jordan is hereby appointed the Chief Executive Officer of the Chicago Housing Authority effective January 16, 2008 and is granted supervisory and management responsibility over all Chicago Housing Authority operations, programs and activities, all to be exercised in accordance with the approved policies and procedures of the Chicago Housing Authority.

**THAT** Lewis A. Jordan shall have the following authority in his capacity as Chief Executive Officer:

- 1) Signature authority to execute, including but not limited to, bonds, leases, mortgages, contracts, grant applications, grants, correspondence, payroll and operations/bank drafts, transfers of funds and other legal and official documents necessary for the operation of the Chicago Housing Authority; and
- 2) Delegation authority to appoint appropriate Chicago Housing Authority employees as designees to sign contracts, bonds, leases, mortgages, grant applications, grants, correspondence, payroll, operations/bank drafts, transfers of funds and other legal and official documents as he deems necessary for the efficient operation of the Chicago Housing Authority.

**THAT** Effective January 16, 2008, all financial institutions are requested and directed to honor checks, drafts, and/or other payment orders that bear the facsimile signature of Lewis A. Jordan without regard to whom or by what means the actual or purported facsimile signature(s) thereon may have been affixed thereto, if such signature(s) resemble(s) the facsimile specimen(s) of such signature(s) certified to and filed with the financial institution by or on behalf of the Chicago Housing Authority.

The Motion to adopt resolution for Executive Session Item 2 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O'Keefe  
Carlos Ponce

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

In the absence of Commissioner Young, Chairperson of the Tenant Services Committee, Commissioner Ivers then presented the monthly report. Per Commissioner Ivers, the Tenant Services Committee meeting was held on Wednesday, December 12, 2007 at 1:10 p.m. at the 60 East Van Buren Corporate Offices. Linda Kaiser, Managing Director of Resident Services, Commissioner Sheryl McGill and Deputy Director Arlene Ortiz from the Department of Human Services presented the Committee with an overview on Family Works Program.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 thru A10 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item A1)**

In November 2007, the CHA approved a three-month extension of the current IGA with CDHS to allow a transition, while CDHS releases a new Request for Proposals (RFP) to implement a new service delivery model. The new model, titled the "FamilyWorks" program, improves on the existing model and tries to address its shortcomings by combining learning's from the current program and best practices from the field to address two important challenges: Housing and Employment. The FamilyWorks program model was developed in collaboration with the CDHS, Mayor's Office of Workforce Development, City Colleges of Chicago, Chicago Jobs Council, and the Mayor's Office. FamilyWorks also includes a new clinical component to address mental health and disability issues that often present themselves as barriers to stable housing and employment. To allow for a smooth transition between models, CDHS will complete the process of contracting with new vendors in time to provide at least one month of overlap between existing and new delegate agencies. The FamilyWorks model is designed to serve roughly 9,000 CHA families with two levels of service for families not yet permanently housed and families in post-occupancy with an average cost per family of \$2,275.00. With the start of this new program, it was decided to place the two consent decree developments on a separate track since the site dynamics and needs differ from the balance of CHA sites. As a result, CHA will issue two separate RFPs to obtain services covering the Cabrini Green Development and Henry Horner Homes. Accordingly, the resolution for Item C1 approves an Intergovernmental Agreement with the Chicago Department of Human Services for the Family Works Program.

**RESOLUTION NO: 2007-CHA-170**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 12, 2007, entitled "RECOMMENDATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO DEPARTMENT OF HUMAN SERVICES FOR THE PERIOD OF JANUARY 1, 2008 THROUGH DECEMBER 31, 2008";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Board Chairperson, the Chief Executive Officer or his/her designee to enter into an Intergovernmental Agreement with the City of Chicago acting through Department of Human Services for an amount not-to-exceed \$20,563,987.00 for the period of January 1, 2008 through December 31, 2008, with two (2) one-year options, to provide supportive services for CHA residents

**(Item A2)**

The resolution for Item A2 approves extension of the Intergovernmental Agreement with the City Colleges of Chicago (CCC) for educational services for CHA residents and relocatees. The goal of the partnership is to create a continuum of education and training supportive services that will allow CHA residents to advance over time to progressively higher levels of education, certification and employment that should ultimately result in better paying careers in industries of economic importance. Under the IGA, existing degree and certification programs will be made available to CHA residents at no cost in areas such as healthcare; transportation, warehousing, and logistics; cosmetology; and the service industries (e.g., hotels, restaurants, retail, customer service). Customized programs such as industry specific bridge programs enable residents needing more extensive educational support to move toward entry into degree and certification programs or directly to employment. In FY2007, 181 residents enrolled in technical training and of these, 90 completed and 75 are still enrolled. Although the 2007 enrollment numbers were lower than the 400 projected, it is anticipated that enrollment in this program will increase if the proposed work requirement is adopted in the proposed 2008 ACOP.

**RESOLUTION NO. 2007-CHA-171**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated December 12, 2007 entitled “Recommendation to Enter Into an Intergovernmental Agreement with the City Colleges of Chicago for Educational Services”;

**THEREFORE, BE IT RESOVLED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Board Chairperson, the Chief Executive Officer or his/her designee to enter into an Intergovernmental Agreement with the City Colleges of Chicago for an amount not-to-exceed \$1,000,000.00 for a base term of one year, with two (2), one-year option periods, to provide educational services for CHA residents and relocatees.

**(Item A3)**

The resolution for Item A3 approves an Intergovernmental Agreement with the Chicago Department of Public Health to provide assessment, referral and treatment services for substance abusers. As part of its historic Plan for Transformation, the CHA plans to build approximately 6,000 units of public housing in various mixed-income communities. Several of the mixed-income communities include drug testing as part of the requirements for move-in. Residents who fail a drug test are given a second chance to pass a drug screen, once they have successfully completed drug treatment. Given the scarcity of drug treatment slots in substance abuse treatment programs, CHA partnered with CDPH and Caritas and developed a program to increase CHA residents’ access to available slots in substance abuse treatment programs. The present contract between CDPH and Caritas Central Intake Unit (CI) expires at the end of 2007, therefore, CDPH has recently issued a new competitive RFP, and is currently reviewing submitted proposals. CDPH expects, along with input from the CHA, to begin the contract process by December 1 to continue the program from January 1, 2008 to December 31, 2010, pending funding availability. The successful vendor will provide outreach, assessment, referral, and placement in substance abuse programs and follow up case management services. Due to the success in leveraging city and state funded treatment slots for CHA residents, all of the funds budgeted to pay for actual treatment slots have not been necessary. Therefore, the program budget in FY2008 will be reduced to \$355,000. CDPH has committed \$150,000.00 for services rendered and CHA has committed an amount not to exceed \$205,000

**RESOLUTION NO. 2007-CHA-172**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated December 12, 2007, entitled “Authorization to enter into an Intergovernmental Agreement with the Chicago Department of Public Health for Assessment, Referral and Treatment Services for Substance Abusers”;

**THEREFORE, BE IT RESOVLED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Board Chairperson, the Chief Executive Officer or his/her designee to enter into an Intergovernmental Agreement with the Chicago Department of Public Health for an amount not-to-exceed \$205,000.00 for a base term of one year, with two (2), one-year options, to

provide a substance abuse assessment, referral and treatment program for CHA residents.

**(Item A4)**

The resolution for Item A4 approves an Intergovernmental Agreement with the Chicago Department of Aging to continue the Golden Diner Nutrition Program. The Golden Diner's Program is designed to address the problem of poor nutrition among many elderly who may be unable to select and/or prepare well balanced meals. The Program provides full course meals that meet the recommended dietary allowances for older adults to help them stay healthy. For the fiscal year, October 1, 2006 to September 30, 2007, 84,373 meals were served to CHA senior residents. The Program also directly addresses isolation by providing the venue for socialization and physical activities for seniors to engage in before and/or after meals are served..

**RESOLUTION NO. 2007-CHA-173**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed Memorandum dated December 12, 2007, entitled "Authorization to Enter into an Intergovernmental Agreement with the Chicago Department on Aging to Provide Two Staff Supervisors for the Continuation of the Golden Diner Nutrition Program at Twenty CHA Senior Buildings",

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Board Chairperson, the Chief Executive Officer or his/her designee to enter into an Intergovernmental Agreement with the Chicago Department on Aging ("CDoA") to provide two staff supervisors in order to continue the Golden Diner Nutrition Program at twenty CHA senior buildings for a one-year term beginning January 1, 2008 through December 31, 2008 in an amount not-to-exceed \$144,776.00.

**(Item A5)**

The resolution for Item A5 approves an Intergovernmental Agreement with the Illinois Department of Human Services to share information and determine eligibility for Food Stamp Employment and Training Program (FSE&T) credit. The development of an IGA for collaboration and data sharing with IDHS will provide the CHA access to the benefits of FSE&T credits that are eligible to IDHS as the State's FSE&T agency. The share of information will aide the parties in defining individual and mutual responsibility for the claiming of eligible FSE&T costs on behalf of CHA residents enrolled in FSE&T-eligible employment support programs. Upon identifying the eligible costs, IDHS will submit an accounting to FSE&T on CHA's behalf to provide fifty cents (\$.50) reimbursement to the CHA for each non-federal dollar CHA spends on applicable programs, pending eligibility restrictions. The IGA will also permit CHA and IDHS to identify and leverage as appropriate, other federal reimbursement programs. The IGA will allow CHA and IDHS to develop and share a data base of information related to CHA families' receipt of public assistance benefits administered by IDHS, including but not limited to Food Stamps, Subsidized Child Care and Temporary Assistance to Needy Families (TANF), to enable the CHA to determine its eligibility for FSE&T credit and reimbursement from IDHS. This financial reimbursement will allow Resident Services to provide additional support services at no expense to the Authority. In addition, this collaboration will allow the CHA and IDHS to jointly identify and facilitate access to other IDHS benefits for CHA families, that otherwise may not be fully utilized.

**RESOLUTION NO. 2007-CHA-174**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated December 12, 2007 entitled "Recommendation to enter into an Intergovernmental Agreement with the Illinois Department of Human Services to share information and determine eligibility for Food Stamp, Employment & Training program credit";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Board Chairperson, the Chief Executive Officer, or his/her designee to enter into an intergovernmental agreement with the Illinois Department of Human Services to share information and determine eligibility for Food Stamp, Employment & Training program credit.

**(Items A6, A7 and A8)**

The resolutions for Items A6, A7 and A8 approve the FY2007 Residential Lease Agreement, Admissions and Continued Occupancy Policy (ACOP) and Pet Policy and Pet Ownership Procedures, respectively. The CHA created the FY2007 CHA Residential Lease Agreement to ensure that the language conforms to federal and state law, the FY2007 Admissions and Continued Occupancy Policy, as well as the FY2007 Pet Policy and Pet Ownership Procedure. The CHA presented key changes of the proposed Lease, ACOP and Pet Policy to the Central Advisory Council (CAC) Executive Board and the council at large and their legal representatives on September 28 and October 3, 2007. The proposed changes of these documents were also presented to CHA senior staff, department directors, and assistant directors for review. The public comment period, on all three items, was held October 9, 2007 through November 7, 2007. Copies of the referenced documents were made available at the CAC Office; the Local Advisory Council Offices; property management offices; Latino Site Offices; and CHA Administrative Office located at 60 E. Van Buren Street, 10<sup>th</sup> Floor Lobby, as well as on the CHA' website. The CHA provided notice to most residents via their October rent statement. Notice to residents and the public about the public comment period appeared in news ads in the Chicago Sun-Times, Chicago Defender, and HOY Newspaper on October 3, 2007. A public comment hearing was held on October 24, 2007 at the University Center and the CHA gave consideration to comments received during the public comment period and public comment hearing.

**RESOLUTION NO. 2007-CHA-175**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 12, 2007, entitled "Authorization for Approval of the FY2007 CHA Residential Lease Agreement."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the FY2007 CHA Residential Lease Agreement, and authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to approve any final changes to, and to adopt the FY2007 CHA Residential Lease Agreement.

**THAT,** this FY2007 CHA Residential Lease Agreement supersedes any and all conflicting language found in prior CHA policies and procedures including any and all previously board approved CHA Residential Lease Agreements.

**THAT,** the Board Chairperson or the Chief Executive Officer is hereby authorized to approve final changes in this Lease. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

**(Item A7)**

**RESOLUTION NO. 2007-CHA-176**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 12, 2007 entitled "Authorization for the Approval of the FY2007 Admission and Continued Occupancy Policy."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the FY2007 Admission and Continued Occupancy Policy, and authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to approve any final changes to, and to amend the FY2007 Admissions and Continued Occupancy Policy.

**THAT,** this approval of the FY2007 Admissions and Continued Occupancy Policy supersedes any and all conflicting language found in prior CHA policies and procedures and replaces any and all previously board approved Admission and Continued Occupancy Policies.

**THAT,** the Board Chairperson or the Chief Executive Officer is hereby authorized to approve final changes in this policy. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes

**(Item A8)**

**RESOLUTION NO. 2007-CHA-177**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 12, 2007 entitled "Authorization for Approval of the FY2007 Pet Policy and Pet Ownership Procedure."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the FY2007 Pet Policy and Pet Ownership Procedure, and authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to approve any final changes to, and to amend the FY2007 Pet Policy and Pet Ownership Procedure.

**THAT,** this FY2007 Pet Policy and Pet Ownership Procedure supersedes any and all conflicting language found in prior CHA policies and procedures and replaces any and all previously board approved Pet Policies and Pet Ownership Procedures.

**THAT,** the Board Chairperson or the Chief Executive Officer is hereby authorized to approve final changes in this policy. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes

**(Item A9)**

The CHA maintains various Wait Lists of applicants who apply for low-income public housing units. Among these are one Family Housing Wait List and fifth-eight Site-Based Senior Housing Wait Lists. Due to the indefinite or transitory housing situations of some Wait List applicants, applicant data is subject to constant change. As a result, there may be risks of diminished viable contacts between applicants and the CHA or its property management firms, which could frustrate efforts to identify and reach Wait List applicants in order to screen them and ultimately offer them available units. Therefore, the CHA must periodically update the various Wait Lists. The CHA solicited wait list update services through the release of a Request for Proposals in September 2007. The RFP was advertised in area newspapers and on CHA's website. However, the CHA did not receive any proposals in response to the RFP. The CHA's Procurement Department contacted potential vendors to determine why no responses were received. Most vendors indicated that the project was too large in relation to their current or total capacity, given their commitment to other projects or the size of their business. Datum Direct Marketing performed the previous update of the CHA Wait Lists in 2004 and 2005. Datum was able to successfully complete the project, while meeting the CHA's procedural and timeline requirements. Datum also met the CHA's requirements to organize and maintain large amounts of correspondence that were either responses to the update or returned mail, achieved through the daily pick-up and sorting of mail received; double-keying data into electronic databases to track and report the outcome of each individual outreach on a daily basis; and bar-coding update forms to prevent fraud. Datum also has past experience with CHAC, the CHA's Housing Choice Voucher Program. Since Datum indicated not having enough time to write a proposal given the deadline, but expressed an interest and having the capacity to undertake the project in short order, the resolution for Item A9 approves award of contract to Datum Direct Marketing.

**RESOLUTION NO. 2007-CHA-178**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated December 12, 2007 entitled "Authorization to Enter into a Professional Services Agreement with Datum Direct Marketing for Wait List Update Services".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** It is recommended that the Board of Commissioners authorize the Chairman, Chief Executive Officer, or their designee(s) to enter into a contract with Datum Direct Marketing for wait list update services for a period of two (2) years in the not-to-exceed amount of \$190,000.00.

**(Item A10)**

The resolution for Item A10 approves contract extension with the Spanish Coalition for Housing (SCH) for marketing, outreach, and intake services to the Latino population for CHA programs.

In August 2006, the Authority exercised the first extension option in the amount of \$297,966.00 for a period of seven months, because it was considering a new procurement to consolidate the services under this contract. However, the decision was made to postpone consolidation of the services and the Board granted authorization to exercise the second extension in April 2007 covering ten months for the second option in the amount of \$392,000.00. The first option was prorated based upon the pricing of the first option period set forth in the Contract. However, the second option was negotiated and the fixed price was reduced from the pricing scheduled for that option in the Contract. SCH has agreed once again to a reduced contract amount for the third and final option period. SCH helps clients review and complete applications when housing opportunities are available, provides applicants with their application status, updates applicant information, and assists with applicant reinstatements. SCH assists those who already live in CHA housing with transfer requests and troubleshooting to help prevent their withdrawal from the program, and serves as an additional resource to help the CHA disseminate information on specific campaigns such as the updating of the wait lists and senior housing opportunities. Given the limited CHA housing opportunities available, SCH has also been connecting people to other assistance programs to help stabilize their housing and/or financial situation. The assistance includes LIHEAP (the Low-Income Home Energy Assistance Program), IHWAP (the Illinois Home Weatherization Assistance Program), homeless prevention programs, as well as homeownership programs. SCH will continue to provide the aforementioned services during the third option period.

**RESOLUTION NO. 2007-CHA-179**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed memorandum dated December 12, 2007, entitled “AUTHORIZATION TO EXERCISE THE THIRD OPTION OF CONTRACT NO. 0673 WITH THE SPANISH COALITION FOR HOUSING FOR MARKETING, OUTREACH, AND INTAKE SERVICES TO THE LATINO POPULATION FOR CHA PROGRAMS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Board Chairperson, the Chief Executive Officer or his/her designee to exercise the third option of Contract No. 0673 (“Contract”) with the Spanish Coalition for Housing to operate the Chicago Housing Authority’s satellite offices in Latino communities’ as agreed to in the Latino Consent Decree for an amount of \$484,112.00 for the period of January 1, 2008 through December 31, 2008. The Contract’s new aggregate compensation amount will be \$2,151,474.00.

The Omnibus Motion to adopt resolutions for Items A1 through A10 was seconded by Commissioner O’Keefe and the voting were as follows:

Ayes:           Martin Nesbitt  
                    Hallie Amey  
                    Dr. Mildred Harris  
                    Michael Ivers  
                    Bridget O’Keefe  
                    Carlos Ponce

Nays:           None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Ponce, then presented the monthly report for the Operations and Facilities Committee. Per Commissioner Ponce, the Operations and Facilities Committee Meeting was held on Wednesday, December 12, 2007 at approximately 2:20 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Ponce then introduced an Omnibus Motion for the adoption of the Resolutions for Items B1 thru B5 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.



**(Item B1)**

The resolution for Item B1 approves an Intergovernmental Agreement with the City of Chicago Department of Streets and Sanitation (CDSS) for the Recycling Buy-back Program. The Program is a public-private partnership among the CDSS, Waste Management, Inc., CHA, Americorps Vista, and the Resource Center, a local nonprofit recycler. The Program, working with local resident organizations, provides direct payment to CHA residents for recyclable materials collected in their homes and neighborhoods. The most recent IGA expired December 31, 2006. At that time, the CHA anticipated utilizing the waste removal vendors that contracted with the private property management companies to handle CHA's recycling requirements. Because the waste removal contracts are with 5 different vendors the coordination for the recycling project proved to be overwhelming. Therefore, with CDSS's agreement, the Program was continued in FY2007 to allow the CHA to comply with the requirements of the recycling ordinance. During FY2008, the second year of the instant IGA, the CHA will explore alternative means of complying with the recycling ordinance. The CHA has maintained its financial commitment for participation in the Program for FY 2007 and FY 2008 at the same 1999 funding level, when the original IGA for the Program was entered into for the amount of \$267,178.00 per year. After estimating the costs based upon a survey of a number of vendors, the CHA has concluded that the Program administered by CDSS is still the most cost effective for the CHA.

**RESOLUTION NO. 2007 CHA-180**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 12, 2007, requesting "RATIFICATION OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO ACTING BY AND THROUGH ITS DEPARTMENT OF STREETS AND SANITATION FOR THE RECYCLING BUY-BACK PROGRAM";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ratifies an Intergovernmental Agreement with the City of Chicago, acting through its Department of Streets and Sanitation for a total amount not to exceed \$534,356.00 for FY2007 and FY2008 for the Recycling Buy Back Program.

**(Item B2)**

In order to effectively complete all construction, rehabilitation and capital maintenance activities outlined in the CHA's Plan for Transformation, the CHA requires the construction and program management services of a construction manager for all current CHA Capital Improvement Plan Programs. In the past year and a half, Partnership for Transformation (PFT), as the construction manager, has addressed the following needs: (1) the establishment of a single point of accountability for the rehabilitation of the Senior, Family, and Scattered Sites properties, and Make-Ready units as part of the Plan for Transformation; (2) the implementation of an efficient and comprehensive plan covering pre-construction, construction and post-construction to ensure on-time delivery of housing units, and (3) the imposition of tight fiscal guidelines, as well as change order protocols, to meet budget targets and constraints. In addition, PFT advises the CHA Executive Staff, including the CEO, the Managing Director of Operations, and the Director of Construction Administration, regarding the progress of the Capital Improvement Program. In order to benefit from the accumulated knowledge and experience PFT has gained in the eighteen months, and from the anticipated economies of staffing levels, the resolution for Item B2 approves a contract modification with Partnership for Transformation.

**RESOLUTION NO. 2007-CHA-181**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated December 12, 2007 entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. 03 TO CONTRACT NO. 6023 WITH THE PARTNERSHIP FOR TRANSFORMATION TO ADD CONSTRUCTION MANAGEMENT SERVICES FOR THE CAPITAL MAINTENANCE PROGRAM";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chairperson, Chief Executive Officer or their respective designee to enter into Modification No. 03 to Contract No. 6023 with Partnership for Transformation to add funding, budget and organizational

staffing for construction management oversight of the Capital Maintenance Program in the not-to-exceed amount of \$353,305.00. The new total contract value of Contract No. 6023 is the not-to-exceed amount of \$7,112,279.00.

This modification is subject to the Contractor's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item B3)**

In 1994, CHA was awarded a \$50 million dollar HOPE VI grant to facilitate the redevelopment of the Cabrini Extension North site. In 1996, the City of Chicago created the Near North Redevelopment Initiative (NNRI) that serves as a general guide for the redevelopment activities. The 1997 HOPE VI Revitalization Plan and the NNRI called for the construction of 2,000-3,000 new housing units of which 700 would be designated for CHA families. In 2000, CHA, the City and the Local Advisory Council entered into a consent decree that governs, to a great extent, the redevelopment goals on the HOPE VI site. The Cabrini-Green Consent Decree stipulates, at a minimum, the replacement of 700 public housing units. The 825 N. Hudson site is bounded by Hudson St. to the West, 862 N. Sedgwick to the East, 412 W. Chicago Ave. to the South, and Durso Park to the North. 825 N. Hudson is being developed by 825 N. Hudson, LLC ( a joint venture between Henry & Sonia Ospina and Astor Construction) into a new, 19 unit residential community within a four story elevator building. The CHA will purchase two, one-bedroom units in this condominium building as replacement housing for Cabrini Extension North families. The CHA will own these units and retain a private property management firm to manage the units. Initially, the amount of the operating subsidy will be based on an average monthly assessment of \$81.20 plus typical projected monthly operating expenses. The purchase of these units will help satisfy the Cabrini Consent Decree. CHA anticipates closing with the Developer on or before June 30, 2008. Accordingly, the resolution for Item B3 approves submittal of an acquisition package to HUD for the purchase of 825 N. Hudson.

**RESOLUTION NO. 2007-CHA-182**

**WHEREAS,** the Board of Commissioners have reviewed Board letter dated December 12, 2007 requesting authorization to submit an acquisition package to HUD; to enter into a purchase agreement with the 825 N. Hudson, LLC; and to execute such other documents necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to submit an acquisition package to HUD; and

**THAT,** the Board of Commissioners hereby authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to enter into a purchase agreement with 825 N. Hudson, LLC utilizing the Cabrini 1994 HOPE VI grant, development and/or capital funds in the amount of \$301,614 to acquire two Cabrini North Extension replacement units; and

**THAT,** the Board of Commissioners hereby authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to execute such other documents as necessary to implement the foregoing.

**(Item B4)**

The resolution for Item B4 approves contract extension with First Advantage SafeRent, Inc for Tenant Screening Services. The CHA's Occupancy Department is responsible for overseeing the screening procedures for residents in the relocation and transfer processes, and for servicing residents requesting additions to their lease agreements, to ensure continued compliance with HUD regulations and the CHA Admissions and Continued Occupancy Policy. A significant portion of the screening processes entail credit checks, criminal background checks, and employment verifications for all potential adult family and household members. This screening must be completed before a family can be determined to be lease compliant and retain their rights to return to a permanent newly rehabilitated or newly constructed apartment. In 2005, the CHA entered into a professional services contract with First Advantage SafeRent after completing a competitive procurement process. That contract included provisions for a one-year extension option. The Occupancy Department is satisfied with the services provided by First

Advantage SafeRent under the existing agreement and recommends extending the contract by exercising the available one-year option.

**RESOLUTION NO. 2007-CHA-183**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated December 12, 2007, entitled "Authorization To Exercise A One (1) Year Extension Option With First Advantage SafeRent, Inc. For Tenant Screening Services",

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to extend the contract with First Advantage SafeRent by exercising a one-year option in an amount not to exceed \$ \$119,680.00.

**(Item B5)**

The resolution for Item B5 approves contract extension with Quadel Consulting Corporation for the administration of the Section 8 Programs. The CHA privatized its Section 8 program in 1995. In 1995, the Section 8 programs served approximately 15,000 families. Today, the program services over 36,000 families and 15,000 landlords and continues to grow. In November 2002, the Board of Commissioners authorized the CHA to enter into a new contract with Quadel to administer the CHA's Housing Choice Voucher/Section 8 programs. The Board authorized the first one-year option for the period of January 1, 2005 through December 31, 2005; the second one-year option for the period of January 1, 2006 through December 31, 2006; and the last and final option for the period of January 1, 2007 through December 31, 2007. During the Contract's current year, Quadel has successfully demonstrated progress toward maintaining High Performer status under the Section Eight Management Assessment Program (SEMAP) criteria and is on target to earn at least 75% of the Performance Incentive Fee as stipulated in the Contract. In April 2007, the Board of Commissioners authorized the CHA to amend the Contract and to add an extension option for a term up to six months (January 1, 2008 up to June 30, 2008) to be exercised within the CHA's sole discretion. Since April 2007, the CHA has released a new Request for Proposals for a private administrator of its Housing Choice Voucher/Section 8 programs and is in the process of negotiating with potential contractors. The CHA expects to execute the new contract during the first quarter of 2008. Exercising the option for three (3) month will allow the CHA to mitigate proactively potential risks associated with possible discontinuity of its HCV Program operations while it continues its negotiations.

**RESOLUTION NO. 2007-CHA-184**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed memorandum dated December 12, 2007, entitled "AUTHORIZATION TO EXERCISE THE OPTION OF CONTRACT NO. 0370 BETWEEN QUADEL CONSULTING CORPORATION AND THE CHICAGO HOUSING AUTHORITY TO EXTEND THE CONTRACT FOR A TERM OF THREE (3) MONTH FOR THE ADMINISTRATION OF THE SECTION 8 PROGRAMS" ;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Board Chairperson, the Chief Executive Officer or his/her designee to exercise the option to extend Contract No. 0370 ("Contract") with Quadel Consulting Corporation for a three (3) month term for the period of January 1, 2008 through March 31, 2008 in an amount not-to-exceed \$6,000,000.00 for the administration of the Chicago Housing Authority's Housing Choice Voucher/Section 8 Programs. The Contract's aggregate not-to-exceed compensation amount will be \$130,304.543.28.

The Omnibus Motion to adopt resolutions for Items B1 thru B5 was seconded by Commissioner Young and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O'Keefe

Carlos Ponce

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner O'Keefe, Chairperson of the Finance and Audit Committee then presented her monthly report. Per Commissioner O'Keefe, the Finance & Audit Committee held its regular meeting on Wednesday, December 12, 2007 at 2:40 p.m. at the 60 East Van Buren Corporate offices. Staff presented the Committee with the Treasury and Cash Flow Report for the month of November 2007.

Commissioner O'Keefe then introduced an Omnibus Motion for the adoption of the Resolutions for Items C1 thru C5, discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item C1)**

The resolution for Item C1 approves the submittal of the FY2008 Comprehensive Budget to HUD. The FY2008 Comprehensive Budget totaling \$922.5 million includes the following fund categories: General Fund: total revenue for FY2008 is \$850.0 million. The General Fund combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the MTW agreement. Revenues consist of Dwelling Rental Income, Interest, Administrative Income, Capital Grant Funds, Housing Assistance, Operating Subsidy and Other Income; Section 8 Fund (Non-MTW): revenue for this program totals \$5.2 million for the contract to provide appropriations for approximately 1,312 vouchers for housing assistance based on increments received from HUD; Hope VI Fund: revenue totals \$48.9 million for demolition, revitalization, community and supportive services programs and relocation activities; City/State: revenue totals \$1.1 million, which includes funding for the maintenance of one City/State property (LeClaire Courts) and Other Funds: Revenue totals \$17.3 million. Revenue consists of competitive grants that are used for redevelopment and to enhance or augment funding for critical programs and services that the CHA provides to its residents.

**RESOLUTION NO. 2007-CHA-185**

**WHEREAS**, the Board of Commissioners has reviewed the Board letter dated December 12, 2007, entitled "APPROVAL OF THE FY2008 COMPREHENSIVE BUDGET";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners, hereby approves the attached, "FY2008 COMPREHENSIVE BUDGET", and finds with respect to said Budget:

1. 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;
2. 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; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT**, the Board Chairman, Chief Executive Officer or Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item C2)**

In January 2000, the Board approved the Plan for Transformation, which called for sweeping changes in the administration and operation of the CHA. The Plan for Transformation was approved by HUD and incorporated into a Moving to Work (MTW) Agreement, executed on February 6, 2000. The agreement was subsequently amended in February 2001, requiring the CHA to submit an annual plan to HUD. Accordingly, the resolution for Item C2 approves submittal of the Annual Plan, Year 9 to HUD. The FY2008 MTW Annual Plan outlines the activities that the CHA will conduct during FY2008 to achieve the MTW Statutory Objectives. Highlights of the Annual Plan include but are not limited to: 1,008 public housing units in mixed-income/mixed finance developments, senior designated housing and family properties will be delivered in 2008. By the end of FY2008, the CHA plans to have 17,210 units completed attaining 68.8% of its 25,000 unit goal. In FY2008, the CHA anticipates that over 36,500 families will take part and benefit from the HCV Program. Landlord Outreach Specialist will work to recruit new landlords in opportunity areas. The goal is to recruit 400 new landlords and 800 new units. Forty families are expected to close or own a home in 2008. In 2008, the CHA intends to implement a new services provision model named Family Works. To ensure community and resident input on the FY2008 MTW Annual Plan, the CHA held a public comment period from November 7 to December 6, 2007. A public hearing was held on November 20, 2007 at the University Center. The CHA has reviewed and responded to public comments, which are included in the FY2008 MTW Annual Plan.

**RESOLUTION 2007-CHA-186**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 12, 2007 requesting approval of the FY2008 MTW Annual Plan – Plan for Transformation Year 9, attached hereto

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approve the attached the FY2008 MTW Annual Plan – Plan for Transformation Year 9, and grant authorization to submit these documents to the U.S. Department of Housing and Urban Development.

**(Item C3)**

The resolution for Item C3 approves extension of Contract for Trinal for Compliance Monitoring and Reporting Services. During 2007, in preparation of the expiration of this contract, intensive knowledge transfer sessions have been taking place with the firm and CHA staff. During these sessions it became clear that Trinal's assistance would be needed for a period past the expiration of the current option year. This additional period will allow the CHA time to 1) implement an efficient strategy for increased personnel capacity, 2) assist in the large volume of data entry into the new Lawson legacy system, 3) map a streamlined compliance process once potential changes to the CHA M/W/DBE program are authorized, 4) provide employee testing for the appropriate match of skill set and function, and 5) provide additional training on the newly established procedures, once approved, to new and existing staff. Trinal's continued engagement will provide the CHA the benefit of Trinal's expertise in amplified training, troubleshooting the process for data entry of computerized information from CHA contractors, and assist in further professional development and improved work product of not only the CHA compliance staff, but also CHA's Private Property Management firms. Trinal has performed professionally, effectively, and willingly with each request that CHA has initiated and has consistently added value to their statement of work.

**RESOLUTION NO. 2007-CHA-187**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated December 12, 2007 entitled "AUTHORIZATION TO EXTEND CONTRACT NO. 0690 WITH TRINAL, INC FOR FIVE MONTHS FOR COMPLIANCE MONITORING AND REPORTING SERVICES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorize the Chairperson, the Chief Executive Officer or his/her designee to extend the Contract No. 0690 with Trinal, Inc. ("Contract") for five (5) months to cover the period of January 1, 2008 through May 31, 2008 and to increase the contract amount by \$221,000.00. The Contract's new aggregate total compensation amount is \$2,701,259.00.

**(Item C4)**

The resolution for Item C4 approves contract extension with Fries Frame productions for production of The Cable Show “A Better Place”. The show, in addition to being a primary communications tool, is also serving as a conduit of information and inspiration to current residents. Calls coming into the CHAT line from the general public demonstrate that the show is highly viewed and the information is being received by the target audience. In Season 4, Fries Frame won two Emmy Awards for the production of “A Better Place.” Fries Frame has extensive expertise in the development of cable media communications and in producing life quality, city focused, magazine style television shows, as well as ethnic media communication strategies. Fries Frame also has experience producing government municipal television shows and understands the organizational structure and operations of government agencies. In addition, the company has the existing film footage, relationships with participants and stakeholders as well as the necessary technical and communications expertise to continue to perform effectively in all areas of the show.

**RESOLUTION NO. 2007-CHA-188**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 12, 2007 entitled, “AUTHORIZATION TO EXERCISE THE OPTION TO EXTEND CONTRACT NO. 7006 WITH FRIES FRAME PRODUCTIONS FOR PRODUCTION OF CABLE SHOW “A BETTER PLACE”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chair, the Chief Executive Officer or their respective designees to approve an amendment to Contract No. 7006 with Fries Frame Productions to exercise Option Year No. 1 for the production of the Chicago Housing Authority’s cable show “A Better Place” in the not-to-exceed amount of \$425,155.20 for the period of March 1, 2008 to February 29, 2009. This amendment is subject to compliance with the CHA’s MBE/WBE/DBE and Section 3 resident hiring requirements.

**(Item C5)**

The resolution for Item C5 provides the Racine Courts Cooperative to secure Second Additional financing; amend the Racine Courts Cooperative Bylaw; subordinate the CHA Loan subject to a purchase Option and execute such other documents as needed to implement the foregoing. On July 11, 1968, the CHA Board of Commissioners authorized the sale of Racine Courts, a small public housing development, to its residents, the newly formed Racine Courts Cooperative. The CHA sold the development to the Cooperative at cost of \$1,715,000. The CHA took back a mortgage from the Cooperative in the amount of the entire purchase price, to be repaid over a 40 year term, in monthly installments at 3% interest. Concurrently, CHA and the Cooperative also entered into a Regulatory Agreement which would remain in effect until the repayment of the mortgage. Pursuant to the Articles of Incorporation for the Cooperative, a CHA representative was appointed to be a member of the Cooperative’s first Board of Directors. Further, pursuant to the Cooperative’s Bylaws, no amendment may be made to the Bylaws without the prior written consent of CHA, and any actions taken by the Cooperative Board shall be taken subject to CHA’s rights under the Regulatory Agreement. The Cooperative is currently attempting to secure additional short-term financing on the property to pay off existing tax liabilities to the Internal Revenue Service and Cook County; perform maintenance repairs to the property to stabilize the Cooperative; and return the property to a viable state. In order to secure an additional mortgage, the new lender will require CHA to subordinate its mortgage, which has an outstanding principal balance of \$388,654.11. The subordination of the CHA loan is conditioned upon the granting of a purchase option by the Cooperative to CHA. If the Cooperative fails to pay off the outstanding balance of the CHA loan within 24 months from January 1, 2008, the CHA would have the right to exercise the purchase option. Pursuant to the terms of the purchase option, the balance of the CHA loan would be converted to an equity interest in the property. In addition, the Cooperative is seeking to amend its Bylaws to remove a CHA representative, as an official member of the Cooperative Board of Directors as CHA has not been an active participant on the Board in over 15 years.

**RESOLUTION 2007-CHA-189**

**WHEREAS,** the Board of Commissioners have reviewed Board letter dated December 4, 2007 requesting authorization to provide Racine Courts Cooperative with written approval to secure additional mortgage financing; amend the Racine Courts Cooperative Bylaws; subordinate the CHA loan and authorize the Chairperson, Chief Executive Officer or his/her designee to execute such other documents as necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners hereby authorizes the Chairperson, Chief Executive Officer or his/her designee to provide Racine Courts Cooperative with written approval to secure additional mortgage financing;

**THAT,** the Board of Commissioners hereby authorizes the Chairperson, Chief Executive Officer or his/her designee to provide Racine Courts with written approval to amend the Racine Courts Cooperative Bylaws;

**THAT,** the Board of Commissioners hereby authorizes the Chairperson, Chief Executive Officer or his/her designee to approve the subordination of the CHA loan; and

**THAT,** the Board of Commissioners hereby authorizes the Chairperson, the Chief Executive Officer or his/her designee to execute such other documents as necessary to implement the foregoing.

The Motion to adopt resolutions for Items C1 thru C5 was seconded by Commissioner Harris and the voting was as follows:

Ayes:           Martin Nesbitt  
                  Hallie Amey  
                  Dr. Mildred Harris  
                  Michael Ivers  
                  Bridget O'Keefe  
                  Carlos Ponce

Nays:           None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b:   Martin Nesbitt  
          Chairperson

s/b:   Lee Gill, Custodian and  
          Keeper of Records