



Chicago Housing Authority
Board of Commissioners Public Session
January 16, 2018 – CHA Corporate Office / 60 E. Van Buren

	Name	Question/Comment	Response
1	Rafael Leon	<p>I am the Executive Director of the Chicago Metropolitan Housing Development Corporation. Thank you for approving our Board item, I would also like to offer to every commissioner the opportunity to sit down with you and explain what we have done for CHA and what we're willing to do. I also want to clarify that there is a reference to a Participation Agreement, we have seen not seen the agreement, I'm assuming those are the same as what have been approved in the past, but for the record, we have not seen the Participation Agreement.</p>	<p>CHA's Pension Board of Trustees approved the Participation Agreement on February 22, and CMHDC and Mr. Leon received the executed agreement on February 23.</p>
2	Paul McKinley	<p>1) The union agreement was not signed in a timely manner, and we're asking any other approval to do any other sites, before they do anything, that they have their signature on the union agreement. We had a discussion with James, the legal expert, and he did not make sure that this happened, and because he did not make sure, the union was allowed to work, and non-union workers were not allowed to work. We had a conversation with him concerning the agreement.</p> <p>2) I also want to talk about item 3 (pre-qualified development teams), item 3 has certain companies that you all are bringing in for development, and a couple of these are hostile to Section 3 and to residents for putting them to work, and Brinshore Michaels is one of those companies. They have a site at Cabrini, Ogden Courts, and they didn't put any Section 3 businesses to work. They won't play this game out south. I don't understand how I was sitting in the meeting and I couldn't testify about this item. I will protest their site and file complaints, and they hired someone who doesn't have a Section 3 plan. When you pick these companies, they say they will work with Black companies, they don't have to get them, we have those companies already in the JOC Program.</p>	<p>1) The Letter of Assent (LOA) has been finalized and posted, along with instructions, on CHA's website. The initial LOA has been approved by all unions. In the future, unions will be notified of any new LOAs but will not be required to sign it. That will eliminate the wait for union signatures.</p> <p>2) Under CHA's Section 3 program there are multiple requirements for every contract. During the Section 3 review, developers as well as general contractors are informed of the applicability and relevant obligations for both CHA's Section 3 program, and when applicable, CHA's Project Labor Agreement (PLA).</p>

3	Lindsay Graves Jr.	<p>1) I am the president of Vivian Carter Apartments, first off I would like to start with an issue concerning 24 CFR 946.150, funding for tenant participation, section B, which has language that stipulates that officers such as I are to be paid stipends. I would ask that you comply with this, there is history with this, past presidents have been paid.</p> <p>2) In the city, there are people who are seeking housing from deplorable conditions, and in my building, we have people who are dealing with mental issues, but no services are provided for them and it has changed the culture of the building. I ask for a moratorium that you comply with the Federal scattered heights rules and regulations.</p> <p>3) With the smoking policy, you need to grandfather it in, addiction is smoking, and it causes harm to a body to withdraw, who will pay those medical bills?</p> <p>4) Antennas for the building, you need to have antennas for the building because we are trapped in a violation of the Clayton Act 1914, in reference to a non-competitive agreement between the City and the cable companies, therefore, we are forced to pay \$80 per month for services that should be far less, and this is in fact a violation of the Clayton Act.</p> <p>5) Moving forward to protection from microwave radiation of the towers that are being placed up on the city, there has been no research or commitment on how to protect us from the radiation on these buildings.</p> <p>6) Also the implementation of the heating systems they are putting in, I would say first put in proper windows and consult with the people, we don't know anything about the heating systems.</p>	<p>1) Thank you for your comment and for your service at Vivian Carter Apartments. Please note that CHA exceeds the requirement of providing Tenant Participation funding to the duly elected, jurisdiction-wide resident council, which is the Central Advisory Council. Stipends for elected officers are encouraged by HUD but are not required. The decision of how Tenant Participation dollars are allocated, and which officers receive stipends is made locally by CHA and CAC. In 2018, residents elected as council members at Senior buildings do not receive stipends, which is consistent with the past several years. Your comment will be taken into consideration in future discussions related to this matter.</p> <p>2) CHA complies with all federal rules and regulations. Further, there are resident service coordinators in each senior building and are responsible to connect all residents to needed services.</p> <p>3) HUD mandates that all PHAs become smoke-free by 7/30/18. CHA will prohibit the use of all lit tobacco products in all indoor areas of public housing and all outdoor areas within 25 feet of the housing and administrative office buildings. The smoke-free rule is not intended to prevent smokers from living in public housing. The rule limits the places where residents, guests, and staff can smoke.</p> <p>4) CHA negotiates license agreements with wireless carriers which allow them to install their antenna equipment on CHA rooftops for an agreed upon fee and term. This equipment on CHA buildings supports the overall wireless network connectivity service that each wireless carrier provides their customers. The equipment covered under the wireless carrier license agreement is not directly connected to the cable, Wi-Fi or any other service that serves residents in the building.</p> <p>5) Your comment has been received.</p> <p>6) In Q2 2019 CHA plans to start working to replace and upgrade window balances for each window at Vivian Carter which will improve the overall functionality and effectiveness of every window at the development.</p>
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4	Patrick Barberousse	Following up on what Commissioner Harris said about transparency and based on a past meeting, information was provided to you from a past HCV participant council, saying the council was no longer in existence. That's not accurate, they still exist and they are seeking remedies to see if CHA can fund them and I wanted to make that clear. In the past 30 days I received an email from our secretary Valeria Harris, they are looking to see if they can supplant the existing group, and I know we already have members. I want to make sure that information is out there, otherwise you've been given incorrect information.	Thank you for your comment.
5	Nancy Curran	I am an owner participant in the program, and I am treated with such disrespect by the CHA. HUD said that nationally the CHA is the worst run in the nation and so then, Mr. Hooker, HUD gave me your email and to present my case to you. And then you told me that you checked with everyone at CHA and they are great and I'm not, and that was it. I would suggest, CPS, I have a special needs child, and the Board has office hours, and you should do the same so you can talk to people. Right now I will have to leave the program if I have to keep fighting over money. Your employees just aren't doing a very good job.	CHA staff has worked with Ms. Curran before and after the January Board meeting in order to address and resolve her concerns.
6	Odessa Goodwin	Good morning, I am from Lincoln Perry Apartments. I have a question, did any employee call you about the situation we had at Lincoln Perry? If not, the resident was cold for a week and a half, they begged the employees to turn the heat up, and they didn't and the pipes burst. Everyone that works there should be fired.	CHA spoke with Ms. Goodwin regarding her concern and she thinks that this might have had to do with the pipes bursting in January, due to extreme weather. The burst pipes did cause the building to lose heat for a couple of hours off and on for about three days. Residents were given portable heaters, coffee and the Golden Dinner was turned into a warming center. The pipes and heat were all restored at 100% within three days of the issue, and there has been no problems since then.
7	Mark Carter	<p>1) I would first like to say your attorney is very insubordinate and I think you need a new attorney, the issues dealing with the unions, how is that union members can go to work but the people of CHA aren't allowed to go to work?</p> <p>2) We have started the community inspectors. We go into occupied and unoccupied units, and we've taken pictures. You've told HUD you're working on these units and you're receiving the fundings but the units are not being rehabbed or under construction. Someone down here is looking the other way. The resident leadership needs to be in on this too, as community people, you can't evict us, and these people have sent us pictures after pictures where they're being disrespected. We're going to help the residents of CHA raise hell with ya'll. I'm so glad we have this great president in office, he does something about this.</p>	<p>1) The Letter of Assent (LOA) has been finalized and posted, along with instructions, on CHA's website. The initial LOA has been approved by all unions. In the future, unions will be notified of any new LOAs but will not be required to sign it. That will eliminate the wait for union signatures.</p> <p>2) Your comment has been received.</p>

8	Tamiko Holt	<p>Let's talk about developments and mixed-income and these new projects. I always sit and watch the process at meetings, we have to stop with the optics. You put these people in place, you use the same developers, and you have a PLA now, but I don't see that process working. The library on Taylor St., if I have to tell you how many apprentices we can get, where is your process about this PLA that you enacted without plans in place? After two months they are talking two apprentices for carpenters union and two for painters union. Mary Baggett sitting at the table saying that's not enough you have about 13 more different trades, when will you reach out to them? Where is this working group, what's going on? Is that transparent? When you're sitting at these tables, these conversations aren't happening. You're going to work new companies, you're going to hire new people, you're going to get everybody into the mix. But the process is not happening, the ones that you know can speak fluently on this are not in the room, because we don't care about the optics. We want some actual tangible measurable movement and progress.</p>	<p>Under CHA's Section 3 program there are multiple requirements for every contract. During the Section 3 review, developers as well as general contractors are informed of the applicability and relevant obligations for both CHA's Section 3 program, and when applicable, CHA's Project Labor Agreement (PLA).</p>
9	Dennis Hood	<p>I would like to address the young lady who spoke about Lincoln Perry, I had a project there and it seems like the person you're putting in place is there to sabotage. My job has been shut down four or five times, that's effort, money and time. This is a movement I fought for, it was a struggle, people wouldn't be there if it wasn't for our fight, and they are setting us up for fight. [inaudible] Yarborough, that's her name, and she is actually sabotaging work. If you will say she's not going anywhere, she'll be there to sabotage other contractors. I know my work, I do good work, but when you set someone in place to run something and they are not capable, that's the problem. You need to look into the situation, I sent the video to prove the sabotage. She sabotaged my job and I'm losing people and money, how can I be successful when you're not helping me, it's a serious problem.</p>	<p>The purpose of the unit renovation projects at Lincoln Perry is to provide training opportunities and resources to contractors in the Section 3 JOC program who are interested in expanding their business to perform unit renovation. The training/resources include but are not limited to finish carpentry training, construction scheduling and sequencing, and providing contractors with materials and supervision. Our primary goal is to ensure contractors have the tools and means to succeed in the program and complete units with high standards.</p>

10	O'mar Shareef	<p>There are some things you're doing well, like the Field Office, which is good for our community and small contractors. But there are some impediments hurting contractors, I don't know if you put them into the program too fast or if there is not enough preparation. Some of them are dealing with banking, management, internal employees that are not sensitive to the contracts, in using language like "that's what's wrong with you people" these are the reports I get back. I am asking that the Board is more sensitive, let's put together a transparent program. Let me also say what Paul was saying about Section 3 JOC Program, tier 4, 5 and 6. Paul and I have been meeting with some of the general contractors, and every time we meet with them they have somebody already at the top of the food chain who is not Section 3 and is not JOC. He's saying, we need to put together a program so that you can elevate your tier 4, 5 and 6 people so that when the developers come to the table they already have a Section 3 partner at the top. In order for these guys to develop, you have to make those majority guys help them walk so that they can run.</p>	<p>Yes, contractors in the Section 3 JOC program can graduate and move up to the next tier by successfully completing a number of Job Orders within a completion time, have a high evaluation rating and meet the requirement of that tier such as bond.</p>
11	Brenda Perry	<p>I hope you're having a happy new year everybody because I started mine very badly because of CHA. I have started my year with broken pipes and steam every where. Then it flooded, and we couldn't use the elevators for a time so we had to stay in our apartments for a time and then we had to turn on stoves and then they told us they got it fixed. Okay, they got it fixed, approximately 15 hours later. We had to be around for 15 hours in the cold in the daytime. Nobody offered us a cup of coffee or a warm room to go to. After those 15 hours, we got heat for 4 hours, another pipe broke and it was raining in the elevators, so they couldn't be used, ceiling tiles in the lobby were falling. The response was not even an offer of a heater, nothing. We got heat again for two days, another failure, then heat, then another failure. We had five heat failures in one week, that is unacceptable. You talk about transparency, but you want to change the rules so you don't even have to listen on the eight meetings that you have every year during those eight meetings you don't want to hear us for each and every thing. That is unfair and that two-minute thing is ridiculous, you hardly hear us now, and that is not right. You need to give the resident at Lincoln Perry some type of subsidy for their displacement for those five days, at least \$25 per incident, and that's what the building counsel is asking for. Under the original contract, we were supposed to been if we were outplaced for eight hours or more, outplaced due to the management or construction we're supposed to be reimbursed. This is the seventh year, this is 2018, that we've been under this pressure, we still don't have sprinklers that have been approved.</p>	<p>There were several pipes that did burst in the beginning of the year because of the back-to-back days of subzero temperatures. These extreme temperatures caused problems which resulted in having to cut the heat off for a short period of time to fix the pipes. Residents were offered portable heaters during that time period and the Golden Diner was also equipped with portable heaters as a warming site for the residents if needed. At that time coffee was offered to residents that ventured out of their units, but not many did. A week later CHA provided a free breakfast to all residents that were impacted by the pipes bursting and heat outage. At this free breakfast, CHA and property management staff were in attendance answering any questions or concerns residents had. Since that date there have been no other burst pipes or heat outages.</p>

12	Arnetha Gholston	<p>I would like to say I appreciate the fact that we have a forum like this, and I appreciate your volunteer service on the Board. I have one question, I am a resident at Patrick Sullivan and my question is, who authorized over 400 tenants to be without heat in the entire month of November and December? Not only did they authorize it, tenants were told, I have 28 of these, written by management, and it says, beginning at 8 am, please plan on being out of your unit until 4 pm. There are 28 of these, over a two-month period. In November, someone decided that we needed a new heating system and they would do it in November. The coldest months of the year in Chicago is November, December and January and they elected to turn the heat off and leave it off. They had meetings prior to, at the meetings they said it would take a week to two weeks to get the furnaces in, I pulled the engineers off to the side and I said it's 400 units, not going to happen, need to rethink this, but I was told we do this every day, this is what we do for a living. You have not factored in something called unforeseen circumstances. My question is who authorized that?</p>	<p>The radiant heating distribution system at Patrick Sullivan had reached the end of its expected lifecycle and had begun to fail, which disrupted heating service. The radiant system also began to leak, which resulted in the need for some residents to vacate apartments with leaks. In an effort to avoid loss of heat to the entire building; CHA is proactively installing new, energy efficient equipment in each apartment that will provide consistent heat to each resident and a thermostat to provide more control of the ambient temperature in their apartment. This type of heating system is used across Chicago in market rate multifamily buildings, for both renovation and new construction housing.</p> <p>This construction project is sequenced to work in vertical tiers, and the existing radiant heating system is drained before work commences in each tier. Since the existing radiant system will not deliver heat to a tier once it has been drained for construction, CHA is providing temporary heaters as an alternative heat source during construction. The temporary heaters have many safety features, including an overheat protection system that consists of a safety tip-over switch, an overheat thermal cut off protector, and an inlet air sensor; all to provide safe temporary heating conditions.</p> <p>Residents are not being relocated from their homes during this project; but they will be asked to leave their apartment from 8 AM until 4 PM on the first two days of construction, as the most complex work is done in the first few days of the project. Each resident is provided more than 48-hour notice and each resident is invited to the community room of their building to enjoy breakfast, lunch and activities during the first two days of construction in their apartment.</p> <p>There are four senior buildings where this new heating distribution system is currently being installed:</p> <ol style="list-style-type: none"> 1. Patrick Sullivan 2. Major Robert Lawrence 3. Elizabeth Davis 4. Mary Jane Richardson <p>In addition to a new heating delivery system, these construction projects provide job opportunities for the residents that live at the building through the CHA Section 3 employment portal.</p>
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