



**Chicago Housing Authority
Board of Commissioners Public Session
January 15, 2019 – Charles Hayes, Family Investment Center**

	Name	Question/Comment	Response
1	Lindsay Graves	<p>1) I was here a year ago and this concerns all the buildings in CHA. You have microwave towers up on all the buildings, and I asked for some type of investigation asking if the shielding is enough, and I have not seen any response on this matter.</p> <p>2) As a President of the Vivian Carter building there should be better accounting to let us know what funds we have in the year. We were told we could get our vending machine money based on programming for that day, but we don't know the balance.</p> <p>3) As I stated earlier, you should reconsider privatizing some of the buildings because there is a serious imbalance and legally speaking, we are now set-aside out from under the protections of HUD. For the residents, I say to you, it's indicative of what I've experienced with RAD and with others, we need to have a member on the Board who is uniquely affected by these decisions to let us participate. There are no protections for us whatsoever in the loan that has been created with a corporation and with a bank, for us.</p>	<p>1) Before full installation, all cellphone towers must undergo a strict permitting and review process conducted by the City.</p> <p>2) CHA will work with its property management teams to ensure this budget information is shared once it has been prepared.</p> <p>3) CHA acknowledges your concerns and staff has spoken with you about these concerns multiple times, in addition to speaking to senior leadership at the March SHAC meeting. In regards to your concern about no protections for participants living in RAD properties, one of the primary principles of the RAD program is to preserve housing by leveraging opportunities for third-party investment. However, third-party investment does not equate to third-party ownership. While CHA intends to explore refinancing opportunities to help facilitate capital improvements at its properties, CHA will continue to own and/or have operational control of its RAD PBV properties. Each property utilizing RAD PBV subsidy has a RAD Use Agreement, which is a recorded and binding agreement that restricts the property's use as tenant income-restricted, affordable housing for a minimum period of 20 years. After the initial 20-year term, the agreement is automatically renewed for a second 20-year term. As the RAD Use Agreement supersedes all mortgages, contracts, or other financial commitments at the property, residents are protected by the RAD Use Agreement. Additionally, HUD has inserted and preserved several resident protections within the RAD Notice (PIH-2012-32 (HA) H2017-03, REV-3) that preserves income-based rents, resident organizations, and expanded grievance procedures.</p>

2	Cal Jackson	<p>I want to talk about the last year, it's been okay, I lost some things, but there's been a bright spot working with the JOC Program, including the Section 3 staff. The contractors now have one construction manager, and that helps. Also Gordian has been helping us with invoices. I want to thank Mr. Jones, Jose Alvarez, and Mr. Hooker and the rest of the Board, it's been a great year for growing. I know someone is over there at HUD, want to talk about the Public Building Commission and what's happening with rebuilding schools, Cook County Hospital, Park District, and downtown. Mr. Trump, you talked about helping African Americans in your last speech, now HUD compliance has no teeth in Chicago and we are asking that you have a meeting with the Section 3 Business Association in Chicago and we want someone to come in and talk about oversight with compliance. Drain the swamp in Chicago and look at the PLA Agreement CHA has.</p>	<p>Thank you for your comment, we're happy to hear the JOC Program has been beneficial for you.</p>
3	Paul McKinley	<p>I would like to bring up the 45th St. site, the site is not resolved. I would like a meeting with our group, and Ms. Washington to have on record, whatever she has to say. I would like for Gene Jones to be there, and for you to be there as well Mr. Hooker, and then we can go from there. I think the Section 3 companies did well this year, and CHA under the circumstance did very good helping us with our proposals and our work, our property managers did work with us, and the project managers did work with us. There's room for improvement, but we did a lot of work last year. We want to help our people, low-income people.</p>	<p>Meetings with the Chairman, Commissioner Washington and Paul McKinley and his group were held concerning this matter.</p>
4	Brenda Perry	<p>I want to thank Mr. Alvarez for helping to get our computers fixed, that's one thing complete after seven years. In that same breath, I have to say our management company sucks. We got a new floor in the cafeteria, it looks better, it's not kept clean. I've been breathing dirt for seven years. When those contracts come up, get WCDC out of my building. They cooperate in some fashions, but if I can't get them to dust, I have a problem with that. Someone says something is done, and it has not been done. That's a lie. I'm tired of being lied to. When you consider these contracts, get rid of the dead weight.</p>	<p>Your comment has been received and your dissatisfaction with WCDC has been noted.</p>
5	Joyce Williams	<p>I am an employee of Kates Security company and I want to give a few of my own perspectives about the security contracts as I understand this is something that you all considering in the near future. I happen to be posted at a senior apartment and I always want to help the building and residents and I take pride in what I do. But I only wish that our company would treat us with the same consideration that we take. We are paid lower than other public workers. Even with the pay we get it's still not enough to cover living expenses and healthcare. With all the problems, we're not treated with respect by management at Kates. We want our regards to our work to be respected and treated with dignity.</p>	<p>Thank you for the work that you do in order to keep CHA developments safe and secure. CHA does have a minimum wage requirement, and any concerns you have regarding salary or benefits should be discussed directly with your employer.</p>

6	Laura Donaldson	I came to complain about management. It's frustrating to not know the procedure to make a complaint or ask for routine things to be done in my unit. I'm told one thing and something else happens. I want to get rid of the personnel in the office. It's not run professionally, and it should be. I live at ABLA (McCormick Baron). I want them to be more professional.	The Portfolio Manager conducted a unit inspection with property management to ensure all work orders were completed. Additionally, there will be personnel changes in the management office in order to ensure better communication and professionalism. Rachel Bains is the Portfolio Manager for this property, if any issues persist, please contact her at 312-913-7182.
7	Jennie Newsome	I am here to address the heating in the senior buildings. In prior years they bumped the heat up a little bit in the winter. 68 degrees, is not a good temperature, when the winds are blowing, just bump it up please. Why are the senior buildings, the first floors are being converted to apartments? At Kenneth Campbell, apartment 105 is being put back online. They did work, there was no grab bar in the shower. In the meantime, the apartment the lady was in there and the heating pipe burst and it was ruined. When they converted the apartment, they took away needed maintenance space. The manager is working out of a closet to service residents.	CHA understands the need to provide adequate heat to residents, which is why we conduct daily well-being checks for the frail whenever the high temperature is consistently below freezing. Additionally, during the historic cold period, staff conducted checks in all units to ensure residents were safe and had sufficient heat. City of Chicago code mandates all landlords to maintain a temperature of 68 degrees during the day and 66 degrees at night, a standard that CHA regularly surpasses. Throughout the city, the polar vortex caused frozen pipes, and CHA was not immune. Some of our units experienced this issue and CHA has worked diligently to make the repairs and relocate impacted residents, if necessary.
8	Maner Wiley	I am so happy to be a part of CHA mixed-income. We appreciate Mr. Jones, he has been so nice to mixed-income, and we get money from the government like traditional public housing. Ms. Washington is being treated with respect. I would like to thank Mr. Alvarez too, he's very protective of us, he protects the mixed-income people, thank you so much from the bottom of my heart.	Thank you for your comment.
9	Robert Scott	I came to ask you to put back in place the monitors you had in the building that allowed us to know what's going on with these meetings, with CAPS, around the neighborhood and with the CAC. Every monitor in every building is down. Every time I see someone they ask me when meetings are, we have to have those monitors up and working, we don't get the paperwork. Put the monitors back into play, I would like a response in writing.	Currently CHA's IT department is assisting with this project.
10	Michael Sullivan	I want to dole out some accolades, starting with Mr. Hooker and with Mr. Jones. Mr. Hooker used to chew me out, rightfully so at times. Mr. Hooker is responsible for motivating me to work to get a CHA contract, so I want to thank you for that. I had to do the work, but you saw it in me. I just got my PO for the Annex building. Thanking Jose for giving advice, and thanks Gene, and thank you Deborah and Francine, to the staff at Section 3, thank you. Two issues I have. One, when we're doing modernization work at the Lincoln Perry Annex and CAC Office, they fixed it up, but didn't center the heads. The work needs to look good. Altgeld Gardens, the fire protection, I am Section 3, MBE, disabled vet.	Thank you for your comment and congratulations on working to earn a contract.

