



**Chicago Housing Authority
Board of Commissioners Public Session
March 27, 2018 – CHA Corporate Office / 60 E. Van Buren**

	Name	Question/Comment	Response
1	Paul McKinley	<p>Last time we were here I was talking about Brinshore and their inaction to come with a Section 3 plan. Brinshore Michaels had the Ogden site which was a disaster, they didn't allow Section 3 workers to work over there and they didn't allow anyone from the community to work over there, and they brought people from outside the community to come work. This is personal with me. They are supposed to have a Section 3 plan, and they don't. I will walk to DC about Brinshore Michaels. They have not come to the table with a Section 3 plan, before you keep voting on this, opening doors for them, make them come with a plan. And they are only giving 21 units to low-income, I have a problem with that.</p>	<p>Brinshore's project at Ogden Courts included 11 Section 3 hires for this project, which predated the VCA and has been closed since 2013. Brinshore is currently on the Washington Park Homes project located at 45th and Cottage and has an approved Section 3 plan. Their construction portion has a requirement of three Section 3 Hires and they have committed to 7 hires, as well as a requirement of 10% for Section 3 Contracting and they have committed to 17.71% with one Section 3 contractor (Ashlaur) for \$1,337,028. Their Remediation portion has a requirement of one Section 3 hire to which they have committed, as well as a requirement of 10% for Section 3 Contracting to which they have committed with one Section 3 contractor (Ashlaur) for \$125,000.</p> <p>In terms of the number of CHA units, there will be 21 CHA units in Phase 1, with an additional 19 units in Phase 2, for a total of 40 CHA units at this site.</p>
2	Calvin Jackson	<p>We have formed the Section 3 business association and we want to promote transparency and clarity in CHA. A lot of our businesses are in non-compliance, and we should have been in compliance. A majority of the original 48 are not working, or have just started working in the past month. We will be addressing the following issues: Coordinating with HUD in DC. Have a relationship with the banks that hold Section 3 funds in Chicago. We want a committee of Section 3 businesses and CHA department heads, especially in capital development, procurement, property and budget management to meet to address the issues that address Section 3 businesses.</p>	<p>Thank you for your comment.</p>

3	Jackie Paige	<p>1) I forgot to speak on inspections. I want to speak on this for a personal reason. I had an inspection scheduled last week, and the participants be treated the same way as anyone else. It was canceled the day of, and when I called to reschedule, I was given a new date that happened to be the same date as the April, or I guess there is no April Board meeting, but my issue was I was only given a date of the week of to reschedule, and that is too close and too closed of a response, our time should be taken more into consideration, and same day cancellations shouldn't be done.</p> <p>2) Section 3 has a lot to do to come up to the mark.</p> <p>3) I saw that some homes on the Near North Side were open to the public and these were mixed-income homes, is the wait list exhausted? If homes that are public housing homes are open to the public then there should be no one on the wait list.</p>	<p>1) CHA staff followed up with Ms. Paige after the Board meeting and resolved this matter.</p> <p>2) Your comment has been received.</p> <p>3) The wait list you are referring to has not been exhausted and units intended for public housing residents are never given to the general public.</p>
4	Tamiko Holt	<p>I want to talk about your developers on new construction and your aldermen getting together doing contract steering. You don't have enough oversight on this new construction and it's going to explode, I'm giving you foresight now. I don't understand our people's mentality with this kiss the ring thing, like these people are kings and queens. We are residents and we have rights. We have a right to live and to feed our families. You can't be purposely blocking people from getting business and doing business because they not cool with your homeboys. All this kickback stuff, gonna blow it wide open, got proof. Because you use these developers you get to step back and be hands off. At the end of the day a lot of this money is coming from CHA. Please, another thing, my business is like my life, it's my child that I've been raising, for eight years. I will let anyone lead I will follow you if you know what you doing but I'm not following no clowns to the circus. I'm trying to move off subsidized housing and I don't know who is trying to fake the funk looking like they're productive. I get up here and advocate for everybody, but I'm going through a lot. I send emails before I get on this mic, it's like we're talking and nobody is listening, and it still continues. All of these things, they're coming to a head.</p>	<p>Your comment has been received.</p>

5	Shanequa Gladney	<p>I want to address this to Mr. Jones, my mother, Marquita Gandy has been coming down here for a year straight about her housing situation and nothing has been done about it. She ran into people such as Francine and Claudice who told her she was done wrong by Roosevelt Square and has yet to help her, and that was back in 2014. She has been directed by people who have done nothing for her situation, and people are pushing her aside like this is not a big deal and we've been homeless all this time and nobody has done anything about it. Everyone saying she has been done wrong, and nobody is taking a stand for her.</p>	<p>CHA is working with Ms. Gandy regarding her housing situation and Ms. Gandy was provided unit offers for housing.</p>
6	Mary Baldwin	<p>I wear three hats. One with the CAC, one as an LAC rep for North Lawndale Scattered Site and another for mixed-income. Today, and I don't want to answer today, I stand along today because the mixed-income president is all broke up with their legs. I am still standing alone. I want to thank our CEO Eugene Jones, you made it possible for us to have turkeys, hams and gift cards at Christmas, for mixed-income. The residents were so happy, thank you CEO Eugene. Thank you Jose for helping my security firm. You have this new program that I still call tenant patrol they didn't include us in it. We are still asking in Rockwell, which is Jackson Square now, for a community center, we're still asking for that. And another thing, I want to thank this Board for the Summer Food Program at Rockwell Gardens. And Eugene Jones, we need a meeting with you, take your time to take your time, we need mixed-income representation on this Commissioner Board.</p>	<p>Thank you for your comments.</p>
7	Jerome Taylor	<p>I came here for one reason, some of you know, the ex-President at Minnie Riperton, we thought we got rid of him, I came in today, and he was at the elevator and my blood pressure went sky high, he wants to intimidate me. I want to make sure you know so if anyone gets hurt, and I'm talking about women, I have police reports. The day of the election he came out and was acting a fool, I kept him at bay for a long time, with different things. He clowned and people refused to come vote, because we didn't want to go through the hell that is Donald Becton. I am here on behalf of residents of Minnie Riperton. Everyone is willing to sign against this guy, I'm tired of looking around corner every time the elevator opens. Donald Becton, do something about this guy before someone gets hurt.</p>	<p>Thank you for your comment, CHA and property management staff will continue to monitor this situation, and we are aware of your concerns. CHA expects that all tenants abide by all applicable rules, regulations and policies governing public housing properties and participants, and if these rules are violated in any way, CHA will take appropriate action, up to and including eviction.</p>

8	Mary Baggett	<p>1) My first question is about the JOC Program. I walk my development, I go into the units, and right now the JOC people in my area are doing a shabby job. I don't understand how is it that you send someone to do work, that's supposed to be professional, and it's not professional. How? ABLA has been 20 years in the making, nothing has gotten done, and now people come to do a job and it's not good. They aren't cleaning up afterwards, bad paint jobs, tacky everything. We want new stuff like everyone.</p> <p>2) I would like to know about the new park on 51st, the tennis court, we still haven't heard anything about the kids participating over there.</p> <p>3) The contract steering with developers and aldermens, those tactics need to stop. The contract steering needs to stop with these aldermens.</p>	<p>1) Your comment has been received.</p> <p>2) The representative for XS Tennis will be at the next Tenant Services meeting in June to discuss this process. Furthermore, the representative will also be presenting to CHA service providers to discuss the referral process.</p> <p>3) Your comment has been received.</p>
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9	Mark Carter	<p>1) I heard the guy over there with the dreads mention something about the sharecroppers program. We've been looking at this JOC Program out of New York, and it appears as though people are not getting the true value out of these contracts, but it's being reported to HUD that they are getting these values, we want to make noise about that. Secondly, we want a formal meeting between the community, the unions, and HUD. These projects are being steered to specific people, with connections, especially with this JOC Program. The contracts are going to specific people. The smaller companies are not being paid on time and told they are not in compliance, so they don't get contracts. The community inspectors, this company from St. Louis, McCormack Baron is a slap in the face to Chicago.</p> <p>2) How can you rehab and have these older people still in the buildings suffering, and they are treating these people poorly. We will get the people to come down, stand in the lobby, so you can talk to them. We can't allow the people to live like this.</p>	<p>1) Your comment has been received.</p> <p>2) The CHA continually strives to improve the quality of life for its residents living in its seniors high-rise building. In furtherance of that goal, CHA has undertaken major modernization and rehabilitation of its aging senior high-rise buildings to bring them into compliance with current state and local life, safety and health codes, to extend the useful life of all renovations and to enhance the comfort of its senior residents (for example, with modernized units, improved community rooms and laundry rooms and equipment). Given the structure and condition of the existing mechanical, electrical and plumbing systems of the senior buildings, construction work is performed with tier phasing for maximum efficiency and with the intention of minimizing disruption to senior residents, particularly in terms of relocation to another CHA property. CHA staff is onsite throughout the construction process and works with the property manager onsite to address residents' concerns as they come up.</p> <p>In efforts to minimize construction-related interface as well as disruption to our residents, CHA is considering implementing for future major capital projects phasing plans that will enable CHA to complete work on a per floor basis in lieu of the tiered approach. This alternative approach will enable CHA to separate construction work from residential floors, further minimizing disruptions and inconveniences to our residents. However, CHA recognizes that the nature of project scopes and existing as-built conditions of some senior buildings, may not be conducive to this approach and CHA will plan accordingly on an as needed basis.</p>
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10	JR Fleming	<p>I want to plug my book that just came out, High Riser, Cabrini Green and the Fate of Public Housing, it talks about the work Cabrini leaders did across the country. Want to give thanks to the Cabrini LAC, the Section 3 Field Office, Dee, Jose and Eugene for working with the Charlottesville Housing Authority and resident leadership who is copying the Section 3 model and the JOC Program in Chicago. I know we've heard complaints, but it's better than what we had before. It's also an opportunity for CHA to do better; Choose to Own, the FSS Program. As community buyers with the federal government, Fannie and Freddie, there is opportunity for the housing authority, the CAC and the LACs to bring back resident management. Section 3 is a great thing, Resident Owned businesses is a great thing, we were in a better position when the leaders in our community managed our community. Right now the federal government has a program that would expand CHA inventory if it gives opportunity to the resident management councils, we want to see CHA bring back resident management corporations whose contracts were terminated. And given the current climate around these developers and management companies, we want to know where is the balancing in terms of when do you terminate their contracts like you terminated those of resident management companies.</p>	Thank you for your comment.
11	JoAnne Williams	<p>I am here about the JOC Program. I am not sure how it goes, I've done about 20 contracts so far, good contracts. When they had procurement come and train you how to go into the LCP and everything, the young lady they put to train with me did not know what she was doing and I told her when she trained me, she didn't know what she was doing. Like I told her, if I'm paying \$75 an hour, how do I owe any employee money? Then she called and asked if they are in the union, I said no, and she said you overpaid them. Then she sends me texts telling me I have restitution to pay to them so I sent her a text and told her not to text me or call me. I made calls, they said Kareem Burgess would get in touch with me and he said a mistake was made, but nobody got with me yet. The money I earned, they are holding my money, and that's not fair to me. With JOC, it's a beautiful program, but if it's not managed right, that hurts the program. I've done demolition in four units and they want me to go back and rehab them and they want to pay me only \$63,000, and that's for four units that need to be rehabbed.</p>	<p>Please note that in instances in which there is a failure to pay Davis Bacon wages as outlined in HUD regulations and CHA policy, restitution will be owed to employees, which is communicated to all Section 3 JOC Contractors. Additionally, Ms. Williams has been trained on the LCP Tracker system, and like with any contractor, CHA is always happy to assist with any follow-up questions that contractors may have, related to the system. Lastly, companies will remain on compliance hold, in instances in which documents are missing.</p>