



**Chicago Housing Authority
Board of Commissioners Public Session
May 15, 2018 – CHA Corporate Office / 60 E. Van Buren**

	Name	Question/Comment	Response
1	Candice Walton	I stay over at ABLA, at new Brooks and I've been there for some years. Normally I don't come to the meetings or go to management. The last couple of years there have been problems with mold in the unit and with mice and waterbugs. I want to address inspections. When you send someone out, what is it that you're inspecting because nothing gets done. I have only occupied the unit, the floors the walls is what I've put in it. The mold, they had someone come out to look at it, and then nothing was done. The baseboards are coming out. I have been there too long, I'm getting tired, what can be done, it doesn't make any sense.	CHA has looked into this matter and will address Ms. Walton's concerns.
2	Jackie Paige	<p>1) I would like to speak about better transparency. I think better transparency would answer a lot of questions that participants are having. Like for instance, one of the things is the notice of the items that will be talked about. When I went to the website, there was no background on the items presented today. If you want proper input, the public should be informed on these things.</p> <p>2) The second thing, I was confused when it was mentioned that the Finance and Audit Committee did not have a quorum but the items that were presented from the Committee were brought to the Board and the Board voted, what is the protocol on voting on something if it doesn't make it through Committee?</p> <p>3) The third thing I would ask for is transparency on the eight-year voucher program, that you sent to HUD for approval.</p> <p>4) I think that voucher holders should have their own elected board, our board should not be beholden to anyone.</p>	<p>1) Thank you for your input.</p> <p>2) As James Bebley said immediately following the comment, the protocol is that since the public has convened and that the meeting notice has been properly given, staff is allowed to present the report; no vote is taken in those sessions. Under the Board rules, the chairman of the committee has the option of referring the agenda in full, to the full Board and that is where the formal action is taken.</p> <p>3) CHA has put this activity on hold, and has no immediate plans for implementation.</p> <p>4) CHA has an HCV Participant Advisory Board, which meets on a monthly basis with CHA staff. The purpose of the Participant Advisory Board is to provide effective feedback to CHA on the administration of the HCV Program and assist CHA in the development of strategies to improve the overall administration of the Housing Choice Voucher (HCV) Program and to make recommendations on any significant amendments or modifications to the CHA Annual Moving to Work Plan and Report and/or the HCV Program Administrative Plan.</p>

3	Mary Baggett	<p>1) I am the LAC President for the ABLA community, I have some concerns. You have someone out there doing our screen doors, and they are doing a very bad job on them. I reported this to your staff and talked to the contractors, and he told me they were informed to put wood up that's not treated so when you don't treat wood, carpenter ants eat the wood. Right now the screen doors are coming apart, period. They did a bad job, they cracked concrete on the building. The project should have been done by professionals.</p> <p>2) I want to speak on Loomis Courts too. I gave her some papers, an elevator that's broken, you got seniors in the building that has to walk up and down stairs and has been broken for a while. You also have people laying in the building, sleeping in the building by the elevators, it's sad. Nothing is being done about Loomis Courts, and I want to know why. Kates Security is not doing their job over there.</p> <p>3) I asked for a community center, why come we can't get that? Our kids have nothing to do in the community. When will we give ABLA what we need, it's time to upgrade over there?</p>	<p>1) CHA looked into this matter shortly after the Board meeting.</p> <p>2) CHA is working with Kates Security regarding this concern.</p> <p>3) There are currently plans for a 100,000 SF recreational center at E. 15th and Loomis. The center will provide year-round programming and will include multi-purpose field turf, a practice track, hardcourt space, a community room and outdoor facilities that will include an artificial combination field for baseball, football, lacrosse and soccer.</p> <p>Additionally, CHA in conjunction with the Chicago Public Library (CPL) is working on a project located at 1342 W. Taylor which will include new housing units for CHA residents, as well as a new, state-of-the-art CPL branch.</p>
4	Calvin Jackson	<p>I want to speak about the tracker system and BG2, this is the system we have to report on for Section 3 businesses. At the beginning of this year, a majority of the businesses were in non-compliance and some went out of business. I was in non-compliance for three months and it just about killed me, I had no money coming in. It's not the fault of the staff, it's the system administrators, it's putting us out of business. We have a fantastic team at the Section 3 office, but we're outgrowing that place over there, we need a bigger place. On Friday, if you go over there, there's not enough room, we're on top of each other. There's a building across the street that's empty, maybe we could use that space, and we need a business incubator, we need room for when we try to administrate our companies.</p>	<p>There is ongoing training at the Section 3 Office and CHA sends outreach emails through the portal while also providing a monthly calendar of training opportunities, which can be accessed here: http://www.thecha.org/events/.</p> <p>Furthermore, the Section 3 Office has also offered one-on-one trainings for anyone interested.</p>
5	Owen Pittman	<p>I am a JOC contractor, it is working, we're saving lives and changing communities. With everything, we need to work out kinks, we have to work it out. We're hiring people in the community, but the hours are limited. We want apprenticeship dollars, take something out of the book of the unions. We have a lot of smart people with boots on the ground, so you should listen to us. CHA has come a long way since when I first moved in. We want to grow this thing, Gordian has answers and so do we, we want this thing to work.</p>	<p>Thank you for your comments and for your participation in the JOC Program.</p>

6	Robbin Carrol	I am speaking on behalf of Robin, I am from I Grow Chicago, we have a peace house in West Englewood, we're a non-profit. In 2012 we took an abandoned house, we hired about 50 residents to transform the house into a community center and it was on the most violent block in the entire community and we've had a reduction in violence, and we want to expand and make a peace campus, and continue to hire people from the community. We know you are renovating some properties, some units, and throwing away some materials, so we would like to request any salvaged materials, things like cabinets, toilets, etc.	Thank you for your comment, CHA will look into your request for materials.
7	Marquita Gandy	I was here two months ago at the last meeting in March and I came with my daughter, and we were talking about our housing issue. On April 9, Eric Garrett emailed me units and asked me to pick my top four in order of preference and he asked me to text it to his phone, and I got no response. I reached out to Mr. Jones and he wound up putting Glenda on it and that was over a month. For my first choice they said I couldn't go there anymore, it's not available but I still had three options that weren't addressed. They gave me a new list with five options, I chose one, and nobody has gotten back to me. Now that I've been here I was told I turned down units, how could I turn something down that I wasn't offered? I am asking you, Jose, Mr. Hooker, could you address your staff to help me with my issue?	CHA staff is working with the applicant regarding her issue.
8	Michael Sullivan	I am a JOC contractor, I want to piggyback off what some of the other JOC contractors were referring to, some of the issues. I'm in agreement, how I see this program, most of the contractors are small businesses, CHA and Gordian should be more geared towards mentor/protégé. The last time I got a payout was in November, and that was partly due to me and my staff entering wrong numbers, but it shouldn't have taken this long and then at the same time I felt like the communication I was getting was adversarial. There should be a cohesiveness with Gordian, CHA and JOC contractors. I think the Commissioners should be more hands on with the contractors, with that being said, I think this thing can work, but it needs tweaking, and then after a year it should be better than what it is.	Thank you for your comment.

9	Jennie Newsome	<p>I am the president at Kenneth Campbell Apartments, and I am the vice president over senior south. I want to talk about our resident services. First of all, I know we were supposed to get a new contractor, when it comes to transparency, it's like a big secret. Some of the resident service coordinators at senior sites should not be considered as rehires with our new contractors. Many of the senior coordinators did a poor job and made CHA look like you don't care about the seniors. When you hire people please make sure that they really like seniors. The coordinators put junk down on their sheets, but most of them get these groups that come in and get them to sign with them and then they give them bingo with prepaid ink pens, junk they don't even need.</p>	<p>CHA is in the process of a procurement for Resident Service Coordinators in CHA senior buildings. Meanwhile, all concerns with existing coordinators should be communicated to Venis Frazier (312-913-7696) or Paula Basta (312-913-5842), at CHA.</p>
10	Carole Folkes	<p>About a year ago, I come a lot, I was here with the information on the towing services, and how they were illegally towing our cars out of the lot. They were towing cars with expired City stickers or State plates, and I want to know what did we hire them for? They were taking cars off the lot and if you're on the street, they don't tow, they give you a ticket. After that, Rendered was rehired, why are we rehiring one of the most notorious services in the city? Please, do not rehire Rendered or Lincoln Towing. I understand they were going to be rehired, and they could tow the cars with expired stickers, but they don't tow on the street. I know two residents who had their cars illegally towed, I ask that you reimburse them or give them rent credits. The cars were taken off the lot when they shouldn't have been.</p>	<p>Recently, CHA contracted with E & R Towing and Superior Towing to provide services across most of the portfolio. The vendors may tow a car that does not have the appropriate CHA issued sticker/placard, but not for expired city stickers or plates. The City may directly contract with vendors to patrol parking lots and ticket or tow for other violations, however, the CHA does not contract for these services.</p>
11	Minnie Jefferson	<p>Good morning, I am from Vivian Gordon Harsh, and my concern is about our common area. It was stated there would be hours put on the common area. In the ACOP it says there shouldn't be a stipulation. Now we have been told that different people like housekeepers cannot be in there without residents, I need to know if there are stipulations. Periodically you may want a few minutes when your housekeeper is there or a doctor may come or something and you may answer them to go to the common area or something, and it has been stated there are restrictions on who can use the common area and at what times. I would like to know about it.</p>	<p>CHA and property management may create rules for the use of the common area space to ensure it is being used for and by residents. We will follow up with the property manager regarding this issue to be sure the best rules are in place.</p>

12	Betty Boles	<p>I am here to speak on the awarding of the contract to Nan McKay from CVR. CHA seems to be very proud of the 13% savings or \$19M over five years cost savings with regards to the new contract for their HCV program. I am here to ask if cost savings is the primary determinant, why didn't you follow through with the study from last year which showed a savings of \$23.4M by bringing the programs back in-house. At the last CHA Board meeting I asked CEO Eugene Jones about a feasibility study he said one had been done and implied it was inconclusive so he made the executive decision to contract out the work. Well since then I've gotten my hands on a copy of that study and it wasn't inconclusive. It was a complete program design and implementation plan that showed \$23.4M in savings over the same five-year period. This contract represents a 23% loss for the program and this is something we see a lot in Chicago, worksites that are a majority Black and Latino get contracted out. Our Local 73 members who work for CVR in the HCV program are 98% people of color including 70% Black and 25% Latino. Also there are 85% women and many are single mothers and very briefly they will tell their stories.</p>	<p>As noted at the Board meeting, every individual that currently works for CVR will have an opportunity to interview with the new vendor.</p>
13	April Ikengah	<p>I want you first to see these shoes because I have a backstory with these shoes. I come from a longline of public housing, poverty, welfare I worked very hard, you're looking at a high school dropout and I got my GED in 2013. When I took this job, I did so because I have compassion and I know where they are coming from, I know the struggle. In order for you guys to save 13%, I'm feeling it in my heart because I hear this every day, they say nobody is listening or paying attention, we're there, down there, in the trenches, fighting for you, on behalf of CHA. We put our best foot forward, and then to be told that we're being turned away, that I could be back to these shoes that you don't need me anymore for 13%. I am not 13% of a human being, I am 100% human and I feel like this should be considered. So when you go home to your families, think about us, that service the people, and that care about the people.</p>	<p>As noted at the Board meeting, every individual that currently works for CVR will have an opportunity to interview with the new vendor.</p>
14	Name not given	<p>I am originally from Portland Oregon I ported here two years ago and ended up in a shelter. Since then I have been in your program, such as Section 3, I have been laid off from you guys twice. Once from FamilyWorks and now from CVR. I think it's unfair your objective is to get families off the public so that they can be self-sufficient. I am a single mother, it's unfair for me to continue to fight when I don't have to. Section 3 right now, does not have jobs for me that I would apply for. If you're laying us off, maybe you can absorb us in CHA. I'm tired and I want my son to look up at me, I don't want him to see me sitting at home, it's unfair.</p>	<p>As noted at the Board meeting, every individual that currently works for CVR will have an opportunity to interview with the new vendor.</p>

15	Benjamin Feldgreber	<p>Hello Commissioners, this is my first time at the Board meeting, I am impressed by the job you're doing. My only complaint, I am from Caroline Hedger and I've lived there for five years and my complaint is you have privatized the building management. I know it's the governments way of saving costs, but the management company is not as conscientious as you guys are about how the residents are treated. Case in point, they put in a brand new front door, an inner and an outer with a vestibule in between. The inner one hasn't worked one day since they put it in and this is primarily a senior building with people with canes, and walkers and scooters. Taxpayers paid the money for it, and nobody is concerned that they have to prop it open with a trash can all the time. I am hoping you folks can put pressure on the development company, it's a construction defect, it hasn't worked since they put it in, and I'm sure it would be money better since if it actually worked.</p>	CHA has resolved this issue at the property.
16	Bernadette Williams	<p>I barely come to these meetings but when I come to the meeting I will put what I talk about on my card. I wish staff stopped running up to me asking what I'm going to talk about, I'm not going to tell you. I want to piggyback on what Mary said about the community center. I meet with my Alderman and we will be a part of that community center and we are in that ward. My main concern is about the PLA. We had meetings, things aren't going right, I want to talk about extortion, people who think they can go back and get contracts before our residents, it's not fair. Also, all of you all who got new contracts here, you aren't hiring residents.</p>	Your comment has been received.
17	Raymond Richard	<p>I am concerned with the Section 3 on the Near North Side. I am a Section 3 company, and we're not getting the proper contracts with Brinshore Michaels, they are going through the LAC and they should be coming to us, we should have rights to their contracts, and we want to know what will be done about it.</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>

18	Paul McKinley	<p>I also have an issue with Brinshore Michaels, they were showing that when they were working at Ogden Courts, they refused to hire Section 3. We won't allow for anyone to broker for Brinshore Michaels. I'm talking about the project at 45th, Ogden Courts and Cabrini Green. You are not going to broker the site, telling them they don't need to hire Section 3. I'm not trying to hear anything about Brinshore getting a pass. Everybody else is participating with new development and putting people to work and Brinshore doesn't think they need to participate. This body is responsible, Brinshore said they put three Section 3 people to work for a \$125,000, that's only three months, they made around \$41,000, they did not work the entire time they were out there. They also said they gave out \$1.3M to Section 3 companies, they claim that they're 17%, this was sent to me by someone named Ashley. This is the same site that Alderman Jason Ervin, received \$20,000 and he brokered this site. Brinshore thinks they don't have to hire Section 3 workers, bring them to the table and stop having the LAC cover for them.</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>
19	Yvonne Livingston	<p>This is my first time at a Board meeting, Dr. Harris, I accept your congratulations on my graduation from Harold Washington college. I want to say thank you to CHA, I used the education program which allowed me to go to school and I will be attending UIC this fall to get my Bachelor's degree. With that being said, I am a resident at Roosevelt Square and there is little to no communication between residents and property management about who is responsible for what. I've been living there for four or five years and the issues I've been having, like the dishwasher would overflow, and other water issues too. Their solution was to come and replace the dishwasher and it's been replaced four or five times. Then come to find out, there's mold in my apartment. We ended up leaving for a couple days, management has not been transparent to me, it's unacceptable that such activities do go on, I'd like to work with them to get them clarified.</p>	<p>CHA has worked with property management in order to address these issues.</p>
20	Fred Cash	<p>Good morning, I am glad to be here this morning. I've been a resident for over 29 years, and they moved me to ABLA, and I love it. About a month ago I fell in the bathroom. I brought it to Brian Barnes and Mr. Garret and I put the reasonable accommodation request in, I need a shower in there I need the walkway exit, and the thing is, I put those in and work hasn't been done in that unit yet, and I want to know why, with the management company it's good, but McCormack and Baron doesn't have enough staffing. Before you give out contracts, make sure the companies have enough staff. I just want to know what's going on with my reasonable accommodation request.</p>	<p>Necessary work was completed on May 27.</p>

21	Brenda Perry	<p>I am from Lincoln Perry Apartments. I want to give one compliment to Mark Plummer for making sure that our vending machines are not filled with mice and dirt. The company that you have designated as the vending company does not maintain. Now to the real thing, construction at Lincoln Perry Apartments, seven years now. I signed on as a resident for a 22-month rehab job, our sprinklers are still not up to par and passed inspections yet. Too long for us for our safety to be jeopardized. Yes you're doing work now, thank you, but it's not fast enough, why isn't there a bigger crew out there? You're making our quality of life negative, our common areas look like crap, that hasn't been touched. You're spending good money after bad and the contractors screw you and screw us, do some background checks on these companies.</p>	Your comment has been received.
22	Tamiko Holt	<p>Thank you elder for echoing everything I have been saying for years. First of all, I want to thank CHA for the things you try to do. I don't know how it always gets lost from planning to implementing, I really am trying to work the JOC process, the work is not flowing. JOC was meant for us, and it got diluted, so everyone is building capacity but us. We tell you about these barriers, and you listen but it's still happening. I really want to get up here and parade, I want to hire my people, but I am not hiring unskilled labor and paying them as skilled laborers. I've been asking for waivers way before you inducted JOC, adapted JOC Program. We're not going union, don't try to force us to do that. These waivers would give us the mechanism to hire unskilled laborers and train them on the job and not lose our shirts while we're doing it. I need you guys to help here please. And if anyone busts out my car windows it's going to be a problem.</p>	Unskilled labor is currently not a category considered under or approved by HUD, HUD requires Davis Bacon on construction projects valued at \$2,000 and above.