



**Chicago Housing Authority  
Board of Commissioners Public Session  
May 21, 2019 – Charles Hayes, Family Investment Center**

	<b>Name</b>	<b>Question/Comment</b>	<b>Response</b>
1	Claudice Ware & Bernadette Williams	It is with great honor to present you Jose this sign of appreciation, from the CAC and LAC, we appreciate your dedication to the residents. Many may have come before you but nobody shall come after you, on this day May 21, 2019.	Thank you for your comment.
2	Catherine Scott	Foolish thing and weak thing to confine the mighty. First Corinthians 1:27, check it out when you get home. Put yourself in the place of the people you serve.	Your comment has been received.
3	Gregory Bell	I am one of the original JOC Program vendors. When it started it was going through changes. Everyone has had a passion for the program and we've learned to work together. JOC is seeming to slip away, we're having a hard time getting our material. You should look at what is going on, our performance as contractors has dropped. We can't do it, we are meeting against the wall and we have no say-so about anything. We have a right to try to do it, it's about equality. We can make our own money if you give us a chance.	Thank you for your comment. CHA is constantly evaluating and looking for ways to improve programming, which includes JOC.
4	Calvin Jackson	I want to commend Chairman Hooker and Mr. Chico for the courses that you were asking about. We spoke with Matt Mosher for facilitating a meeting with JOC contractors. There are companies making millions and not hiring JOC vendors. This is coming out of Ohio too, HUD is trying to make Section 3 more efficient. We want to align Section 3 reporting with standard business practices. We're not staying working all the time. It's bad when you work and then don't work for about a month, we need to work together. We want people to show up at the HUD meeting on June 14.	Thank you for your comment.

5	George Blakemore	Mr. Blakemore, did you read this agenda. How many millions of dollars did people from your community receive? Did they do a summary of those millions of dollars? I am amazed by Black people, we're still on the new plantation. There's racism here alive and well. The first speaker went way over two minutes but they allowed that. Nobody stopped that speaker. I don't have to be able to read or write I can smell corruption by using my human sense of inequality. Why did you let that person go over two minutes and then stop others? They were praising these people, so if you're saying what they want to hear, it's good. They have dismantled public housing.	Your comment has been received.
6	Paul McKinley	I would like to say that Brinshore Michaels is still not complying. They did so-called hired two people, I'd like to see how many hours they're working. They hired Ashley, a union company, and they have not hired any Section 3 non-union companies. They are not adhering to the contract they signed with you. You just voted on the 13 companies, they should be able to grow, they have a contract between \$3-\$5 million. I am glad CHA has reached Section 3 companies residents so they can be a part of the grant process and open up their business and be free and independent. Our organization is about putting low-income residents to work. The best way to do that is by making your own money and taking care of your children. Someone needs to monitor these 13 companies to make sure they are bringing in Section 3 non-union companies.	All firms in the CHA's TOCC Program are required to comply with CHA's MWBE and Section 3 Policy. Any prime contractor with a contract for a PLA-applicable project is required to comply with CHA's PLA.
7	Joanne Williams	I am a Resident Owned Business I have a problem with the JOC Program and they how they issue contracts. I'm being low-balled. Non-residents get more. Me and another contractor are doing the exact same three-bedroom unit. Their proposal was for \$80,000 and it got knocked down to about \$60,000. Mine was at \$77,000 and it got knocked down to \$37,000. There shouldn't be that much of a difference. When you do a contract, I just did two units, I finished my contracts before the other contractors and they gave me two more contracts while the other contractors were still working on theirs, and then they got another four contracts. I don't know how they determine who gets what. I don't appreciate being low-balled, and I know residents are getting less than other contractors.	Job Order Contracting (JOC) uses a catalog of tasks with preset unit prices to match the actual project scope.

8	Mark Carter	<p>I guess this would be the first time I actually pay attention to this TOCC situation. When I see this construction managers coming out, you said they are taking loans, doing half work, how are they getting away with this? Look at them not utilizing Section 3 companies, how many waivers have been given to these TOCC companies over the years? I came up here to talk about the unions trying to eliminate the PLA. They have waged war against the Black community and we will respond. Bring the unions to the table so we can have a meeting. I am going to go to the headquarters. They want to put the businesses out of business. Now they are dealing with Black men and if there must be bloodshed then so be it. In the 90's when we didn't go to work we died or went to jail, and it's all because of these unions.</p>	Your comment has been received.
9	Donald Becton	<p>I live at Minnie Riperton apartments. Somewhere in my lease I am entitled to safe, decent and affordable housing. I've lived here a long time, I gave my effort to make the building decent. Last May when you came back for construction, it looked alright. Now I feel it is not safe for me there. I'm being harassed, people are trying to get me evicted and locked up. I spent all my life avoiding jail. It's trick stuff, and also in education, if someone comes up here and lies, they will lie on ya'll. I have papers and everything, I was told I'm going to bring you down and a knife was pulled, this was two years ago. I was called and asked if I wanted to relocate, the best choice for me is the Housing Choice Voucher. I just called Powell a week ago, before then I went to security meetings, it's just not safe. Me and Messier, we turned it to decent, I now need someone to provide me safety and get me out of there.</p>	CHA is actively investigating this matter. If there is ever an immediate threat of danger to you, or anyone else, please call 911 as quickly as possible to report the incident.
10	Brenda Perry	<p>There is a problem with Section 3 JOC. They are not being paid right. When I was here last time, you said more crews to finish the job. Eight years now. They started, they had a crew in each building, and then it stopped. One crew, splitting time between the two buildings. They are doing a good job for what they're doing. You just have enough people on the project, so what is holding this all up. We don't need to continue to suffer, I need to go get a part-time job, otherwise I can't afford a RAD building, that's shameful and CHA shouldn't be a part of that. Every contract should have a JOC component.</p>	Your comment has been received.

11	Mike Sullivan	<p>1) I want to say, is it possible if the CHA Board and department heads and Section 3 contractors can come up with a Q &amp; A session, so we can know the direction you want to go with this program? I would like to see a meeting, where we have more time to speak and there is an answering of questions.</p> <p>2) Second thing, we avoided a catastrophe at Lincoln Perry Annex yesterday, there was a fire and the sprinkler system that we installed put the fire out, so we do know how to do the work. The other thing, I brought my son here with me, he's a product of CHA as well, and he just graduated with his second masters and he's on my team now. My two other kids graduated and one of them is also on my staff.</p>	<p>1) The CHA has held several mandatory sessions with Section 3 JOC vendors which included Q &amp; A sessions. Contact names and phone numbers were provided so that individual questions may be addressed with vendors as they arise. Once the new JOC contracts are awarded, mandatory sessions will be arranged to discuss program expectations.</p> <p>2) Thank you for your comment.</p>
12	Carole Folkes	<p>1) I am from Vivian Gordon Harsh. I am a 19-year resident, President and campus representative. We are concerned about our washers and dryers. Some of the machines have been down 3-4 months and are not being repaired quickly. We would rather return to paying, free is not a good thing. They are being operated 24/7 because they are free and they are breaking down. We would like updated machines.</p> <p>2) Two of our residents were wrongfully told by a towing company, Rendered, they were scamming us and appear at night, the day of payday, and they wrongfully towed people. We're being told it's too late to get a rent credit for wrongful payments.</p> <p>3) Also what is going on with our management company, we're told there will be a change.</p>	<p>1) The management company has worked to secure a vendor to repair the machines. We understand that it can be frustrating when any laundry equipment malfunctions, however, CHA wants to provide the benefit of free laundry to its senior residents. We will continue to work to ensure the machines are maintained in good working condition.</p> <p>2) CHA staff reached out to the two residents and will work directly with them on appropriate next steps.</p> <p>3) WCDC was transitioned out of CHA's portfolio and the new property management firm for Vivian Gordon Harsh is East Lake Management, effective 6/20/2019.</p>
13	Minnie Jefferson	<p>My issue is we're not considered as seniors as people. We recently had our vending machines go up to \$1.50 for a candy bar and \$2 for Twisters. We were not told why. This is another time when things have been done to us and we haven't been told. There are rumors about what will happen to us. There are people who cannot get out, so they depend on this for their treats.</p>	<p>Thank you for bringing this concern forward. CHA is working with its vendor on the appropriate price points for items in the vending machines and price reductions are likely to come.</p>
14	Patricia Baker	<p>1) I am from Duster Apartments we have a problem there. The exercise room and computer room is not operable until 2020 when the roof is to be replaced, says CHA. The problem is the roof is cracked and it has cracks in the ceiling and eventually will spread and collapse before 2020, with rain and snow fall.</p> <p>2) Also, the parking gates don't move back and forth they need to be repaired, we want gates where cards can be used to open the gates. The reason is so vagrants don't cross the parking lot.</p>	<p>1) CHA is currently conducting a building assessment and will make necessary adjustments based on that assessment.</p> <p>2) CHA is coordinating with the property manager in order to make necessary repairs.</p>

15	Ruthie McGary	Everyone who moves out of their apartment gets their apartment redone. Now I've been there for about 12 years and it has not been painted and my floors are terrible. We shouldn't have to go through this. I'm at Duster apartments. I'd like to thank you for the bus cards, I was talking about Pace rides to get to the meeting.	Thank you for bringing this to our attention, CHA is reviewing the cycle painting plan.
16	Dante Hamilton	I wrote to you twice inquiring about how I could be compensated for doing training and prior to that I had emailed with you when I had an HCV, and you helped me extend my voucher twice. I sent you some follow up emails after we met, and I was inquiring with you as far as how I could provide training. I since have done that and I have provided over 70 hours of WordPress e-commerce training to Section 3 businesses, setup dozens of websites and the value is of thee training is from anywhere between \$4,000 - \$8,000, it's like a boot camp training because it's a 12-week session and so I wanted to tell you, I'm not originally from Chicago, but I grew up in public housing in Cleveland. I started my business in public housing, so I felt I could give back to the community here, and my way of doing that was training Section 3 residents. I've done that and I'd like to know how I can get paid to do that.	Mr. Hamilton requested and was approved to provide voluntary training services for CHA's Section 3 Program. CHA procures services, including training services for Section 3 businesses, through the issuance of competitive solicitations such as Small Purchases, Invitations for Bid and Requests for Proposals, to which all vendors have the opportunity to respond and receive compensation after contract award. All Section 3 businesses are notified of our competitive solicitations through CHA's Section 3 Portal and can also receive assistance and responses to questions and concerns through CHA's Section 3 Field Office.
17	Mary Baggett	I am coming to you in regards to ABLA. We have had a mentoring program for a while. You all give everybody programs, but we are having a hard time keeping one program that help our youth from 8 – 12. They want to stop the program to say Heartland has programs to help kids in the community, but we don't know where these programs are. The kids on the streets are 8-12. We take the mentoring program and teach the kids how to work. It's Mr. Smith's program, why do you all feel it needs to be removed?	CHA staff met with resident representatives, including Ms. Baggett, to discuss summer programming for this area and resolve any resident concerns.
18	Juanita Stevenson	I want to thank God for you all, for the services we get as residents from this Board of Commissioners. Is Jose gone? He knows, he created a ROB program, and I am thinking God. Also thank you Gene Jones, he rescued Lathrop Homes residents from deplorable conditions. Now we're getting ready to transition to the new part of the development. My issue is that our property manager is getting ready to leave in three days and we have CHA staff that will take over the development. In a rush to get us to the other side, can they do it in a humane way. They are trying to rush us, and some residents are not comfortable in their own unit. I want to say I thank God for Mr. Gene Jones.	Thank you for your comment. Concerning the move at Lathrop, CHA is doing everything possible to make the transition as smooth as possible for all tenants. Any specific issues with units should be brought to the attention of property management staff.

19	Ida Brantley	My issue is about the kids getting off the streets, the same as Mary Baggett, we had a mentoring program, a drama program, the kids are coming up to me now asking if they can work this summer. The 9-13 year olds look up to the older kids. We have booklets we'll show you, they learn through play and education. They come in the summer to participate in gardening, and other things kids like to do, they are looking forward to it, it's learning through play. Please do not take our program, the GED class is a good program. Please keep the program at 1254 S. Loomis	CHA staff met with resident representatives, including Ms. Brantley, to discuss summer programming for this area and resolve any resident concerns.
20	Blanche Winston	I am the community representative for ABLA, I get kids to sign up for the GED program, older people sign up for it too. Mr. Smith has a lot going on over there, especially for the young men. They come to Mr. Smith for advice. Heartland has the teenagers. I am looking at young fathers, they need something to do. We have a program in the neighborhood.	CHA staff met with resident representatives, including Ms. Winston, to discuss summer programming for this area and resolve any resident concerns.
21	Jolessa Taylor	I am a resident at Loomis and I came to speak about what is going on there. I've been there for six years, the building is ridiculous. I shouldn't have to pay rent somewhere that I don't feel comfortable. I live there alone, I have spoken to people at CHA, the security is supposed to be on premise, they are not doing what they are supposed to be doing. I have put in for a transfer, but they moved me from the 7 <sup>th</sup> floor to the first, and it's worse. Loomis Courts is going under, something needs to be done, I don't feel safe, and it's sad.	CHA hosted a resident meeting along with the new property management firm, East Lake Management, to discuss these issues and resolutions that are forthcoming.
22	Carolyn Cole	I want to say happy birthday to Dr. Harris and Ms. Washington. When I went to your prayer breakfast, it changed everything, I was going through something. I have been in CHA since 1974, I've become a leaseholder myself. I have three college graduates with good jobs, I come from Rockwell Gardens, the famous Ms. Mary Baldwin. Recently I was asked if I want a one-bedroom unit over at Taylor Street Apartment, I said of course I do. I still have a daughter and a grandson on the lease, and if I go there I'm told they will kick my daughter off the lease, and if she gets one then I'll be kicked out. Why is that? If I do go there, I pay my deposit, why would I lose that? Why would I leave my deposit and then pay another deposit at a new unit? Why do we not have an LAC President over at Roosevelt Square, those people need help.	CHA staff reached out to Ms. Cole on July 8 in order to further assist her with this matter and work towards a resolution.

23	Marquita Gandy	<p>I came to speak on I attended the boot camp entrepreneur about a week ago and I just wanted to let you know how unprofessional it was. It came to my email to RSVP for it, and I did and then when I get here my name isn't on the list. So the secretary Kathryn Lewis instead of her trying to rectify the situation she wants to argue back and forth with me about my name not being on the list. The situation actually got taken care of. Willie he did he took me into the computer lab, and I had to print it out to prove I did RSVP her. My niece came with me, she wanted to be a part of it but she didn't know about the RSVP part so they told her she couldn't even sit in on it period, it was just information. A lady at the orientation approached me and told me she had the same situation and they let her stay and she didn't RSVP. Then on other occasions I have been talked to rudely. Then I was told the \$5,000 needs grant is technically not supposed to be \$5,000, you can get up to it, but I wasn't told. I'm trying to find out how much money was allotted to give to these people for these grants?</p>	<p>CHA has \$200,000 set aside for scholarships for the Section 3 Grant Program, and awards will be made soon.</p>
24	Dennis Hood	<p>I've been sick but I'm getting better. I want to talk about the system of paying contractors with the LCP tracker. They are coming up with different situations, and I don't have my money. We do good work, I hire my community. I want to thank Gene Jones for what he's done, he's worked overtime also. I want to thank my good friend Jose, he's worked overtime, he's been to my house, he calls me when I'm sick, and I love him to death. I come from ABLA since 1960 and I'm at Lathrop now, so I've been a part of CHA so I want to thank these people.</p>	<p>Hood Construction is not currently owed anything from CHA. The CHA requires firms to pay its employees wages in accordance with the Davis Bacon Act for all construction related projects. Prior to the release of any payment by CHA, all payrolls for both prime contractors and their subcontractors must be entered into the LCP Tracker system for CHA to determine if the appropriate wages were paid or if penalties will be assessed and restitution is owed.</p>

25	Tamiko Holt	<p>A lot of us, every Board member, I want to thank you. Some of us don't understand we grew up in an environment that created a certain mind set, just to survive. I wouldn't wish that on a dog, it wasn't all roses. To survive we had to do certain things. Just trying to do business was stressful because I needed legal assistance. I was given a list and not one had legal assistance for low-income businesses. I complained to CHA. I told them that Section 3 should not be under procurement, that's a conflict of interest. I don't want the message to be lost, there is much work to still be done. We wind up with legal assistance for low income Section 3 businesses six hours for 100 businesses, that is a big win to be celebrated. Nowhere in Chicago could I find those services, and you guys did that for us. I want to thank CEO Jones Jr. for pretty much having the ability, I've never engaged CEOs, I've always said there is no need to engage CEOs, because the staff ran the business. He is the anomaly. I need to thank you all for supporting him, he has the ability to hear through the noise and deal with different personalities and keep his cool. We need to keep him. If you expect for us to change our ways, you have to look at resident leadership if they're teaching us the same crap I grew up in.</p>	Thank you for your comment.
26	Angela Parker	<p>I want to thank you as a Board and thank Jose too. I look forward to working with the new COO, we know Jose can't be duplicated, we hope to work with you in the same way.</p>	Thank you for your comment.
27	Mary Cosgrove	<p>I was here the last meeting and complained about roaches. I fell with the emergency room twice in the same day in 2017. At that time Mr. Messier took some action but the attached work order is still outstanding. The second room of the apartment was in flux being filled with several empty cardboard boxes and six empty large Rubbermaid containers and used for a specific task. Other receptacles contained items that would normally be housed in kitchen cabinets which had been unusable for well over a year due to runaway roaches. The management company continued caulking around the baseboard of the main room although I told them the other apartments had received such services. The attached emails show that a replacement sink and cabinets would be installed which would fix the roach problem. However just this morning a roach crawled up my arm at 4:30 AM when I turned on the light 4 or 5 were crawling around. They were on the freezer and on the floor. Shortly after I learned that one of the staff said I had refused a transfer which I had not done, this was news to me. In 2015 I had my doctor's statement accepted by CHA to get out of that building and I am still waiting to be transferred which I have been approved to do by CHA.</p>	A CHA staffer is working with Ms. Cosgrove in order to address these concerns.



28	Jerome Taylor	I'm not doing too well, my blood pressure is high. I am the guy Donald Becton claims to be so scared of, you saw him. I have here an Order of Protection, they've chased him for two years, he's evil, he hates my guts, and he lies. I'm the President of Minnie Riperton. Out of respect to you, I went to court, 4250 S. Princeton, after returning from court as a witness against Donald Becton, cameras show Mr. Becton preventing me from entering the recreational room, it's on security. At a pool tournament he lost and swung his pool stick at me. He's politically connected and I know that, he should be in jail. I have petitions, 200 people want to get rid of him. I have health issues and I don't have time for this.	CHA is actively investigating this matter. If there is ever an immediate threat of danger to you, or anyone else, please call 911 as quickly as possible to report the incident.
29	Ben Felgreber	I am not here to give you a hard time, we need taxpayer money spent wisely. We need you to have oversight on management and development, we know there are sweetheart deals, we want taxpayers to get money's worth. Specific cases in point, you spent money on elevators, they are still lousy and they don't have inspection certificates, which is illegal. We need extermination in the buildings, please do not resign the contract with Habitat, I've had to suffer through five managers all worse than the last, they talk down to us.	CHA's elevator overhaul has begun and is ongoing. The \$152 million modernization initiative will upgrade 150 elevators at 86 CHA properties and will conclude in 2021.
30	John Quirk	I thank the Board for the opportunity to address you about concerns from residents at Hedger. The elevators are being worked on but we were promised it would happen in July 2018, so it took that long to arrange. We have reports from reliable tenants that the building manager failed to enter a request for bedbug inspection and instead the manager left without comment. I would reiterate that I would advise you to be reluctant to sign on again with Habitat or Madison Construction. We would like to invite Chairman Hooker to come to Hedger by the 17 <sup>th</sup> of June.	Derek Messier, CHA's head of Property, visited this site on behalf of Chairman Hooker and conducted a thorough review and assessment of the property while addressing specific resident concerns. In regards to the elevators CHA will be providing residents with consistent updates at monthly community meetings and by posting schedule updates every two weeks with notes on upcoming elevator work.