



**Chicago Housing Authority  
Board of Commissioners Public Session  
September 18, 2018 – FIC**

	<b>Name</b>	<b>Question/Comment</b>	<b>Response</b>
1	Jennie Newsome	<p>I am the Vice President of Senior South LAC. Some of the JOC contractors they do shoddy work, but a lot do good work. With Lincoln Perry, that's a work in process and I do go there and see what's happening. I know senior staff came out, but you can tell them to do one thing, but if you don't come back and check, that's the biggest problem with these JOC contractors. As far as this young man, organizing someone, you need to check with Senior South LAC President Ms. Wessley and talk with us first.</p> <p>As far as your towing program you have going on, everyone knows that they also repossess cars they go around to certain senior buildings like a pack of vultures. These management companies know who they issued key cards to why didn't they actually go to the people that they gave the cards to and ask them to come down to get their parking permits?</p>	<p>Property management passes out parking permits to households that qualify. CHA is monitoring the situation in order to ensure no vehicle is improperly towed. As a reminder to all households, please note that per CHA policy, each household is allowed a single parking pass.</p>

2	Tamiko Holt	<p>Cheron Corbett, Angela Arrington-Jones, Jackie Gordon and Malaika Mayfield, these ladies, they get the ball rolling, I appreciate you, you do a lot and you do it from the backfield. Thank you for making things move. I appreciate you so much. As far as Gordian, I haven't had the best experience with them. Mr. Jones I love the way you stick up for your employees. I sent you an email three months ago concerning my 17 year old, and all the awards she got with STEM, and I never get on the mic and brag. In terms of access, how are your employees reaching out to the HCV population? Find out, access to those programs, where are you getting the children from, who has access, we don't. I've been talking about that for four years.</p>	<p>CHA promotes its programs in a variety of ways to the HCV population to participate in summer programming. For the 2018 summer offerings the following occurred:</p> <ul style="list-style-type: none"> <li>• Presentation to HCV Participant Council on 4/19/2018</li> <li>• Materials on CHA website</li> <li>• Digital Marketing via email blasts to all HCV participants with an email address (3/9, 3/22, 4/16, 4/23, 4/27 and 5/2)</li> <li>• Postcards designed in collaboration with CHA Youth Council (of which 65% are HCV youth) distributed at all HCV offices and HCV Youth Council members distributing to their community</li> <li>• Posters about programming delivered to HCV offices (2 per site); 26 posters provided to HCV Youth Council members</li> <li>• Social Media via Facebook, Twitter, and Instagram</li> </ul> <p>✓ These efforts resulted in 51% of summer participants were from HCV households.</p>
3	Robert Scott	<p>I want to apologize for the disrespect that was shown to the Board this morning. I am concerned about why you would put a Family housing building between two of my Senior buildings on the North Side when you have property at Robert Taylor, Stateway, etc. I don't want my grandkids spending the night near me when you have all this property available. I wish you would reconsider. You have property everywhere in the city. Don't put the Family building between two Senior buildings.</p>	<p>Thank you for sharing your concern. CHA continuously seeks to improve senior buildings with an emphasis on community space and opportunities to create housing opportunities on underutilized sites, such as The Concord at Sheridan, located next to the Hedger senior building.</p>

4	Patricia Davis	<p>I would like to piggyback on what Mr. Jones said, I was at a meeting last night and they discussed what's wrong with the Black community. Now I know everything is not perfect with JOC, but I want to commend Mr. Jones and Mr. Hooker, I have never seen in my life an entity in which everyone is working and is getting paid, and I've been in the industry for 23 years. I've been at Lathrop for four months, there are things we're complaining about, and we need to ask the Board, what are we doing to warrant those complaints? Without singling anyone out, I've done three units, and they look at my work closely, and the tenants are complaining and I don't know who the project managers are? When we move away from this program, we will be able to work with the big companies. CHA needs to explain to the contractors why they go to Studio 41 to purchase material, because if something breaks, contractors need to know where to go to get a replacement. The Board should work with us who haven't been in the industry for a long time, that way we don't have as much friction. I would like to congratulate you on whatever you're doing, you're feeding a lot of families.</p>	Thank you for your comment.
5	Brenda Perry	<p>Commissioner Hooker you told me I would get a written report about what is going on in my building since this is the seventh year and nothing is finished. The sprinkler is yet to be approved, nothing is finished, not one item. I got a problem with this constant change up and people not telling me the truth. Alderman Dowell came out and said Mr. Jones would be there and he never came out, Mr. Messier was there and he said several things that turned out to be inaccurate. We get inaccurate information, we want to see action, not just hear it. I see money being spent on the building, and all of a sudden the materials disappear, someone is making money off this stuff. We suffer with noise and dust. We've had no tests for our safety. You say there are no problems with the towers on our roof.</p>	<p>At the Board meeting, Chairman Hooker responded, indicating he has been to the Lincoln Perry three times in order to view resident's concerns and speak with the contractors on site. CHA spoke with the contractors who provided CHA with a schedule for the work. Derek Messier, head of CHA's Property division also addressed Ms. Perry's comment and provided an overview of work at Lincoln Perry. That update included the following information: At the main building, the sprinkler system is completed and the contractor has moved to the annex building to finish the sprinkler system by the end of year. In the main building, we've completed finishes on the upper floors and we're moving down to the first floor, to finish by the end of this year. The annex building will have completed finishes on the first floor and upper floors by the end of Q1 2019.</p>
5	Odessa Goodwin	<p>I am from Lincoln Perry. Maybe the problems can be resolved if you get rid of Woodlawn Development.</p>	<p>CHA is working to complete construction at Lincoln Perry as quickly as possible.</p>

6	Darva Watkins	<p>I want to address the new Commissioner, Mr. Matanky, are you related to Robin Matanky? [yes – that is my mother] I didn't know that, I don't remember you. I worked for Matanky Realty Group 30 years ago, and I wanted to say congratulations on your appointment.</p> <p>Now, is HUD in the room? I need to know, I am an HCV resident and I need to know what is the change from CHAC to HCV, are they different? Now it's called HCV, what is the difference? Now, who runs Section 3? Ok, that should be removed, because it has not helped me. I have my own company, and Section 3 has not helped me with funding, grants, paperwork or contracts. Also, the Mobility program has not helped me. Can I meet with you Mr. Jones?</p>	<p>As clarified at the Board meeting, CHAC was the contractor that ran the program before the current contractors. The Housing Choice Voucher (HCV) Program remains in place.</p>
7	Melvin Bailey	<p>I partner with the City of Chicago with city lots for working families. Here are some drawings, these are four-bedroom single family homes, we're going to start in Walter Burnett's ward and we would like to partner with CHA to see if we can start putting up homes with CHA. The young men need to see someone that reflects them, so they can have a vision and a goal. If I can develop houses, I can show them that they can do the same. I want to build houses on the West Side, you can come by at anytime as soon as we start building.</p>	<p>Thank you for your comment. Mr. Bailey was directed to CHA's head of Development, at the Board meeting.</p>
8	Jackie Paige	<p>There are some good programs with CHA. The Boys and Girls Club is a great program, a great resource and I would like to thank the Board for the partnership with the Park District. It's a great program, keep it up, thank you. One of the concerns I have, when you mentioned mixed-use buildings, there are a lot of voucher holders and public housing residents in mixed-use buildings who don't know about their rights and resources available to them. What is the Authority doing for these participants to let them know their rights and their resources, because they don't know they have the right to organize? Also, for the new members of the Board, when will you meet with the voucher community at-large and what stage are you at in your organization?</p>	<p>CHA's Office of the Ombudsman works within mixed-income communities to assist and help ensure all residents work together as community.</p>
9	Paul McKinley	<p>I want to thank the Board for the work we did at Lathrop. We proved at Lathrop, there was debate if we could do real work, we had 19 people working, three Section 3 companies, and we proved we could put people to work, they were productive and the company was satisfied. We brought the Lawndale Press to come up and take pictures and write a story. Your work was not in vain, and things are working out.</p>	<p>Thank you for your comment.</p>

10	Bernadette Williams	I would like to know what can we do about over-risk children and adults? I mean, children who have been taken off the lease and still need help? My next issue is, we have a lot of stipulations put on us but I know for sure some property managers whose credit scores are so bad they can't even get cars. Why don't you do background on them? Jose has helped a lot of us, we don't thank him enough. Jose I want to thank you for all your help, for the people in JOC, the residents and the presidents. And Ryan Ross, he does a good job as a portfolio manager.	Thank you for your comment.
11	Mark Carter	I was talking to Ms. Perry and the issue is the same thing at Sullivan Apartments, people have told us that people have been robbed in the building, so I'm asking the Board, will you come out to talk to the people, or do we need to pay for buses to have everyone come down? We want to organize the seniors, these things shouldn't be happening with the buildings. We'll help you make the noise. Sullivan Apartments, Lincoln Perry, we'll make our rounds, we've started an accountable commission.	At the Board meeting, CEO Jones Jr. indicated to Mr. Carter that CHA would visit these sites in order to discuss resident concerns.
12	George Blakemore	Common sense is not common. What's going on with the Mayor? Some of you won't be here, and when the gentleman was talking about Trump, we have Trumps in the Democratic party. Clean up the swamp here, at CHA and the City of Chicago, let's not go there with I hate Trump. These liberals, some of you all will not be here. Last time I went to City Council, I heard Emanuel, he won't be here, this swamp must be cleaned up. How much money is Black people receiving from these contracts, these White people have used us.	Your comment has been received.
13	Angela Parker	I want to say I am stoked you're here Mr. Jones, I hope you stay. You are doing a good job, I used to be a resident at Altgeld. I had hired 35 residents through the JOC Program, six of them were seniors, three gave up their HCV and now are paying market rent, the program really does work. Your staff at CHA is amazing, I could name them all.	Thank you for your comment, keep up the good work!
14	Kimberly Baggett	Last time I was here I was concerned as Lake Parc was giving me the run-around and I met with several people and they sent me through the run-around again. I'm still in the same predicament. I spoke with staff in August, and they said because CHA sent out the change or something, that because I did that, I did not qualify for Lake Parc, and now I'm back on square one, on someone's list, with no housing. Because I put on the internet on this thing that you have for ABLA, that I can't move into Lake Parc, and he told me no you can't.	<p>When an applicant chooses to go from the wait list at one site, to the wait list at another site, unless they have a preference (detailed in CHA's Admissions and Continued Occupancy Policy) the applicant will go to the bottom of the new wait list they are placed on. Before an applicant goes from one wait list to another, the applicant is always informed that they will move to the bottom of the new wait list.</p> <p>The wait list at Lake Parc is currently longer than the wait list at ABLA.</p>

15	Ida Brantley	I have been living in ABLA since '84. When we go to these meetings and we tell people about our problems, they write them down and then nothing happens. The playground is messed up, Mr. Alvarez and his crew were out there three weeks ago, ABLA is our home, we try to keep it decent, but we need CHA's help too. We had a summer program for kids at ABLA, a drama club, and art – if you stopped in at ABLA, you can see all of this. We need your help.	Property management has been notified and CHA is working with staff to rectify this matter.
16	Viola Good	I need someone to come out at ABLA Homes to clean out their garbage, I've had rats for three weeks. The gates are jammed, the ambulance can't get in to help us because the gates are stuck. That's dangerous, and the boxes you have out there don't work, they are hiding spots for the rats.	Thank you for your comment – currently, exterminators are on-site to address concerns such as this.
17	Candace Walton	I do appreciate the summer jobs. Management, who holds them accountable for what they don't do? I have an issue with my unit, at ABLA, management came in, took pictures, they sealed up a hole, and they sealed the wrong one. I work from 7 – 3, so the hours they come, nobody is there. They are never in the management office, they are always in a meeting. They also calculate rent wrong, I asked for an audit of my file. The property manager came over and took up pictures, they didn't bring screens, it's a whole bunch of little things that aren't being done.	CHA's Property department is working with management staff on-site, in order to address your concerns.
18	Tracy Smith	1) I had a number of issues at ABLA as well, the garbage is my main concern. It smells real bad. The response that took place over here, the man left cause I pointed him out. When you were removing her, he suggested that he had a pistol, and to put the pistol on her, really, is that your response to get a pistol for a woman?  2) Also, a young man that is a resident was employed by McCormack Baron on our property and was terminated, we the residents want to find out what happened and why he was removed? You should hire within the neighborhood. Can he be rehired?	1) No CHA employee said anything about a pistol and we're not able to speak to what a non-CHA employee said at the Board meeting. In regards to removing the individual you referenced from the meeting, CHA has clear rules and standards related to conduct at Board meetings, and when those rules are consistently broken, individuals can and will be barred from CHA Board of Commissioner meetings. CHA's rules for conduct at Board meetings are emphasized and noted at each and every Board meeting.  2) As this individual was not employed by CHA, and was an employee of a CHA contractor, CHA is not qualified to comment on the status of his employment.
19	Leticia McDonald	I walk through ABLA and I am coming for support for those who live in ABLA (Medill ABLA Park), they're building a new development but are taking away basketball courts for the kids, are you thinking about replacing these courts?	Located by Roosevelt Square, a new recreational center is being built on Park District land. The new facility is in close proximity to Fosco Park and the new Addams/Medill rec center will not contain basketball courts, as Fosco Park already has courts. The new facility will contain amenities currently not available at Fosco Park, such as indoor soccer, volleyball and flex space. Fosco Park in addition to the new rec center will be available to all CHA residents in the area.

20	Sabian Ellis	I was employed with McCormack Baron, on August 28 I was let go for falsified reasons. I was picked on and would like you to look into it, see what the problem is, and get me my job back.	As you were not employed by CHA, and were an employee of a CHA contractor, we are not qualified to comment on the status of your employment.
21	Blanche Winston	I want to say about the film that we saw, you shouldn't just show some of the kids, you should show what everyone did at ABLA. Some of the Board members didn't want the program, and if it wasn't for Ms. Baggett, we wouldn't have had the program. I want to ask what the problem was, why didn't we get the support. Also, what did Mr. Alvarez see when he walked through ABLA? We need these programs. I am here to help Mary Baggett to keep our programs going on.	At the Board meeting, Jose Alvarez, CHA's Chief Operating Officer, addressed this comment from Ms. Winston. In his comments, Mr. Alvarez indicated that for the summer program, CHA has funded this program at 100%, for the past three years. Furthermore, Mr. Alvarez has used his personal time, along with his daughters, to provide free volleyball clinics to residents at ABLA. CHA is committed to providing programming and opportunities to residents at all CHA sites.
22	Mary Baggett	I have some issues and concerns. Your portfolio managers walk our development, and every time I have a meeting with them, and I keep hearing ABLA capital projects are on hold, why is this? Why can't residents move out of their units and then move back in? At Horner they are doing this, ABLA has not been rehabbed in 20 years. We have sinkholes and when you look at the ground all you see is holes. The playground burnt down and hasn't been replaced. People are in the parking lot, it's filthy. This young man cleaned up the development, and now McCormack Baron wants to act like they have three or four people out there cleaning. That man was harassed and nothing was ever done about it.	CHA intends to replace the playground as quickly as it is feasible to do so and we are also working to address the holes you identified in your comment.  For all units at ABLA, CEDA is currently replacing hot water tanks and furnaces, and that work is expected to go until March, 2019. CHA is also working to replace the two boiler plants located at ABLA.  CHA is in the process of roof replacements at ABLA, which started two weeks ago and is planned to conclude in March, 2019.  We're committed to capital improvements at all CHA owned sites, including ABLA, as evidenced by the aforementioned projects.
23	Minnie Jefferson	My first issue is around no smoking. We were told in June we needed to sign off on the no smoking, and I asked at the meeting, will there be signs posted? I'm at Vivian Gordon Harsh. There are no signs posted, and people are walking in and have no idea. Tenants signed off on the no smoking issue, and there is no sign posted.  The other thing is around tenant views and opinions. When we have things going on, we're under the RAD Program. Tenants are not approached about needs, can you ask us how things could work or should work? Things are being done for us, without our opinion.	No smoking is permitted at any CHA owned site, in accordance with HUD policy. Property management will ensure a sign is posted at Vivian Gordon Harsh.  CHA works with property management and residents alike in order to identify and prioritize resident needs.
24	Leania Worship	I am from ABLA, my concern is my unit. I am staying in an apartment, and there is a big hole in the laundry room area. I'm at the end of the unit, and there are rat holes all over the place. They took pictures on the wall, and nothing was done. I have issues with the tiles in my unit too. I don't have a washer or dryer, and I need help for my unit.	Property management investigated this concern after the Board meeting.

25	Sandra Bennett	I have been at ABLA for six years and I have a few problems with my unit. I have been in two units, one unit was rehabbed, and given to someone else. I got another apartment, and it's terrible. I need to find somewhere, I have mice holes and all type of stuff. The washer that I have is making a noise now, the AC is coming out of the hole it's in. The wall is peeling, I have four kids, my baby girl is two, I don't want them to get lead poisoning.	Property management investigated this concern after the Board meeting.
26	Flossie Williams	I live at ABLA, since January 2006. My unit is molded, I have a hole behind my stove, management knows. Mice are running in and out. I have no washer and dryer for four years, I have a rat-infested yard, management took pictures. You can't sit outside.	Property management investigated this concern after the Board meeting.
27	Mike Sullivan	I want to thank Gene Jones for coming out to the job site, we got some clarity on moving forward in regards to the sprinkler system at Perry. The goal is to be completed by the end of the year, we're on that mark. I appreciate everyone coming out, when you did, that gave us clarity. The annex building will be completed this year.  I bid on the Altgeld Gardens Project, and I am an Altgeld resident, but I am befuddled about something. I spoke with the GC, and he said I was a hundred and something thousand higher than the next bidder and I was checking my numbers, something doesn't seem right. My goal is to hire Section 3 people, me getting these contracts, that allows me to hire people. I am appreciative and thanks.	The awarded contractor was required to comply with the specific Section 3 requirements, and has done so.
28	Rose Staten	I live in ABLA, I was calling about the park. You can't park in the lot. What about the parking pass, we voted on it, a lot of people should get a sticker. They pay rent, and can't park in the lot. My daughter pays \$900 a month, why does she have to park on the street?	We are monitoring the situation in order to ensure no vehicle is improperly towed. As a reminder to all households, please note that per CHA policy, each household is allowed a single parking pass.
29	Juanita Stevenson	I want to say, I respect this Board, and I have admiration for you. With that said, I don't want anyone to feel offended, I have been LAC President at Lathrop four times and I have come to this Board concerning our issues, and I'm leaving the Board next year. I feel like I failed the residents at Lathrop. Some people have held jobs for over ten years, but my disappointment is that when we were going through redevelopment, there were 15 residents that wanted a split transfer and those residents were denied. One resident said at a meeting that they told him if his parents die, they can get the unit. People feel disrespected, some residents were sent to HCV and others thought they should have other opportunities in the same community. We need an MOA with CHA for the redevelopment.	Split transfer requests are handled by CHA's Legal department, and all transfer requests are responded to and either approved or denied in accordance with CHA's Admissions and Continued Occupancy Policy.

30	Renee Gray	I am here not to complain, I am here to say that I just came through the entrepreneur program and I benefited greatly. There were complaints, and we're all developing, but I want to commend the program. It should be fine-tuned, but I've benefitted. This was with the CAC. The program was beneficial and challenging, but doable.	Thank you for your comment, we're happy to hear that you've benefited from the program.
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