



**Chicago Housing Authority
Board of Commissioners Public Session
November 19, 2019 – Charles Hayes, Family Investment Center**

	Name	Question/Comment	Response
1	Paul McKinley	<p>CHA for the last three years had a JOC Program, they had a consent decree agreeing to Section 3 goals. They did very good with JOC, they have not done good in new development, specifically Brinshore at 35th and Cottage Grove. I understand they are getting another contract. How many non-union contractors are working on 45th and how many Section 3 workers are over there? I was told I should not work on that site. Mark Carter was told he should not work on the Ogden site. I was also told the people at the Taylor site were told they should not work over there. People are telling the developers what they can and can't do, that's against the law. The union feel our people should not work on federally funded projects. Aldermen cannot dictate to developers who can work and who cannot work.</p>	<p>At the 4400 Grove project the vendor is responsible for eight Section 3 hires and currently have hired a total of six. None of the Section 3 hires are non-union. This project is expected to fulfill its Section 3 requirements.</p>
2	David Price	<p>I live at a CHA property, Las Americas. I agree that our security officers should be held at a higher standard with better training. It takes nothing but an ID card to come in at our property. People can roam the building. Nobody checks to see if people have signed out. Security officer looks at the cameras, but they do not all work. Officers should have better training, I would feel safer. They need a voice to speak and they should be in a union so the company can be more accountable. They have no lunch breaks, they sit there all day, they need breaks.</p>	<p>Resident safety is one of the highest priorities for CHA. CHA has discussed resident safety concerns directly with Kates Security. Kates has a licensed security contractor that performs orientation and new hire training for all officers. All officers are required to have at least 20 hours of security training in order to obtain the State issued Permanent Employee Registration Card.</p> <p>As of January 14 all security cameras at Las Americas are working. Every morning CHA receives notifications from our Emergency Services team reporting on any camera issues that do exist which allows for cameras to be fixed and back online in the shortest time possible.</p>

3	Melody Robinson	I am at Las Americas, 1611 S. Racine. I am a home-aid for my mother. Our building is unsafe. Sixteen break-ins in the last year. Gas is always on in that building. Security is not trained for evacuation, they are told to call management. They are our first response, so I stand for the officers. They need better training and a union so someone can be accountable. It is a revolving door right now. It's just not safe to be there, you can come in and do anything. My mom is in a wheelchair on the 8 th floor, we could never evacuate if needed.	Resident safety is one of the highest priorities for CHA. CHA has discussed resident safety concerns directly with Kates Security. Kates has a licensed security contractor that performs orientation and new hire training for all officers. All officers are required to have at least 20 hours of security training in order to obtain the State issued Permanent Employee Registration Card. Evacuation plans are posted on every floor as well as at the front desk. In the event of an emergency, follow the evacuation plan until emergency personnel arrives.
4	Joyce Williams	I am a Kates officer. I have been for the last year, I work the overnight shift. As the previous two speakers have said, we're not trained to handle emergencies. It's not because we don't want to. This impedes our effectiveness as security officers, we work without breaks. We realize the contract for Kates is coming in February, we are trying to unionize, and you should contract with a company that deals with union standards. The company will be more accountable to CHA residents and we will be more effective with better working conditions.	Your comment has been received.
5	Jackie Paige	I would like to know, are you prepared to be on this Board? This Board is a hot mess. It supports ordinances that really keep people coming to the mic murmuring. If someone comes time and time again and they are saying the same thing, they can't feel the love. I would like to see change, and I have asked about you, and you have a sterling reputation. I am encouraged that you can bring the change I'm looking for. I would like to say the ordinance for pot that CHA is proposing is contradictory. You can't stand on federal law, when you skirt on federal law.	CHA, Mayor Lightfoot and the City of Chicago are working together to ensure a safe, responsible, fair and equitable implementation of the law and how the new law relates to federal laws governing the use of marijuana in public housing. Our goal is to make sure residents remain in compliance with their lease. CHA's goal has been and continues to be housing stability. We will seek to maintain a balanced and reasonable interpretation of the new marijuana law and address matters involving the use and possession of marijuana on a case by case basis with a thoughtful consideration of circumstances.
6	Joanne Williams	I am here about the JOC Program. I started with the CAC entrepreneur program. I am having issues with CHA staff. I came here before, but the last go around was a job order they gave me. I don't know what happened? In the end result they contacted the Inspector General's Office about this unit and me getting an amount of money. They came and investigated and it was fine. We started working, they locked us out and said we shouldn't be there. They kept coming out and riding me everyday even when it was completed. I did three walkthroughs with them. The second time we came back the blinds were cut, the locks were changed and the plumbing was backed up. We went back, did the work, it had nothing to do with me. Property management didn't take care of the property.	We are not sure what specific job site you are referring to. If you can provide us with additional information we can look into this matter further. Please reach out to Leonard Langston, CHA's Deputy Chief Property Officer, llangston@thecha.org.

7	Calvin Jackson	The CEO is doing a good job and the team is listening to us. I would like to meet with the Board and other Section 3 businesses to talk about how we can move ahead. We're being attacked like we're giant companies, they are losing our checks. People from CHA have helped me, but some people are attacking us and hindering us. The City has a gap, and they act like they don't know anything about CHA. For the Regional Director of HUD, you have gotten a letter and phone calls from me, it's not all on CHA, it's on HUD too. We want to go to DC to investigate the Aldermen and unions, as they interfere with Section 3.	Thank you for your comment. CHA is committed to ensuring that Section 3 remains an effective program for Section 3 Business Concerns, as well as for CHA.
8	Omar Shareef	Commissioner Parker touched on something dear to us. We know the program has worked, but there are glitches when we transfer from make-ready units to new construction. There are a lot of companies that approach new developers. They have been so used to operating under union banner, that when a non-union company comes, they say union contractors only. Put something in your contracts about this. They say you can't work on the job unless you're union. But not everyone in Section 3 is union. There should be some language to let them know they have to hire from the community.	Your comment has been received.
9	Minnie Jefferson	I am a resident at 4227. In my ten years the name has changed and management has too. I would like to refer to something Commissioner Harris said, communication, written communication. I want to know now that we have converted to RAD, are we covered by ACOP or something else. We have a lovely pamphlet given to us, but it says nothing about guidelines and what the regulations are. I would like to have our documents and guidelines available to us and for us.	As a RAD property Vivian Gordon Harsh is now under the Administrative Plan not the ACOP. The property manager does have a copy of the Administrative Plan in her office for residents. Residents have been informed of this information several times by the RAD team.
10	George Blakemore	Some of you have been on these Boards 20 years. Sunrise, sunset. A new Mayor, the same game is being played. When are Black people going to wake up? You're here, you're new, but the same game is being played. The people on this Board are playing the same game. The change needs to come from the people, you allowed for this to be played on Black people, how could you continue to do this? Democratic machine, what's wrong with you? As a people, what's wrong with you? Our people have mental issues you caused us to have. We have to heal each other.	Your comment has been received.

11	Patricia Davis	<p>My company is Unique Casework Installations and I am a union contractor, and as of 10:30 today I am free of owing the union. If we can remain non-union, we should. Union workers have great benefits and make good money, but it's not who we are. I think that I speak for many contractors, we would like to know why we were not informed that another entity had entered the arena? Does the Board think it is appropriate to just inform a contractor to not appear on the job where he or she has a contract and later find out it would be assigned to White contractors that make their money by building skyscrapers, hospitals, universities, etc. We know the big contractors have remodeled CHA units previously and the quality of their work does not compare to what we are turning over. We are so proud, the units we are turning over are in tip-top shape, and we can do a gut rehab. I don't understand why they would be chosen over us?</p>	<p>In order to assist you with this matter we will need additional information. Please reach out to Leonard Langston, CHA's Deputy Chief Property Officer, llangston@thecha.org.</p>
12	Tamiko Holt	<p>I want you to put this term on your head, it's called kickbacks. Since property managers like to give us a hard time it's because there is a system that has been running for decades. They get to pick the contractors that they pick to do the make-readys and therefore you have to know how to look for it. They have been doing it so long, they haven't been caught. JOC is the last thing they want to see coming. I say that to say this: if I did or said anything, I own up to it, but I give people what they give me. You want to be respected, you need to respect me. You're not going to talk to me any kind of way. At the end of the day, all of this I've been hearing about how I talk, I give you what you give me back. I am off the plantation, I'm gone. There has been a Black cash cow that has been running in CHA that nobody wants to talk about and break up. It needs to be broken up, this company is my livelihood and my way out. You want to mess with my money, I got you, let's get it started.</p>	<p>Your comment has been received.</p>
13	Anne Farley Gaines	<p>I was moved earlier by Dr. Harris' words concerning love and fire into community projects. I have had the privilege of working on art projects the past two summers at the Jane Addams and working with teens. I want to make certain that this coming summer there is another project available for these teens. The role model mural project was dedicated by acting CEO James Bebley and he talked about role models for our youth. Next summer I want to make this even bigger. The one this summer was called inspired by Africa, and the images with colorful, and next summer they would be using recyclable materials, they would be learning a lot. Ms. Baggett has been very encouraging and everyone at the center loves these projects.</p>	<p>Thank you for your comment and for your work with CHA youth at this site.</p>

14	Mark Carter	<p>Chicago has always been a segregated city. When it comes to Black town, everyone is in control of our community, we get no resources. We need to rise up against the unions. They are causing crime and murder to spike. Bush declared the unions as a threat to nation security. In New York, the president needed to step in to make sure the people were included with the Hudson Yards project. The city is racist by fact that it is a segregated city. If we want to turn things around you have to stop these unions, they are keeping us out of work. We don't have a gang problem, we have a union problem. If we don't get this under control, we will be gentrified out of the entire city.</p>	Your comment has been received.
15	Michael Sullivan	<p>I want to talk about my company. I am JOC, former CHA resident. As a JOC contractor I am the only fire protection company in the JOC Program. That being said I had a lot of bad vs. good in this program. They told me not to look to become rich in this program and if it was up to them, fire protection wouldn't be in the JOC Program. The contracts that I got, I had to fight for. Commissioner Washington had to step in for me with one property manager, I have never been inferior with my work. I haven't had a contract in 10 months. When CEO Jones was here he said he was going to put 60+ buildings into the JOC Program I know that 87+ buildings have fire protection I don't have one I'm asked to bid against other companies outside of here. Not only that there was a couple of freeze-ups during the Polar Vortex, I got a call late at night, got out of my bed, drove up north, fixed the broken pipes and the heads. When I got called for 3939 Lake Park I'm there Friday – Monday they tell me on Monday they hired another company to do the work Saturday because I didn't respond, which isn't true. Commissioner Washington knew I was there, I got the phone call from Dennis Talison who has been helpful. I was retaliated against, basically.</p>	Mr. Sullivan's company was paid for the assessment he performed at Lake Parc Place. A separate contractor was hired to complete the needed work at Lake Parc Place.

16	Mary Baggett	<p>1) I have some issues and concerns about money you want to dish out to Heartland and different agencies. You need to stop it, it's not working for us as residents. We're not getting jobs, we're not getting anything out of them. It serves the resident's no interest. Our kids with Fosco Park, it's not helping our kids, they don't allow our kids to come in to them. Now you are going to issue Park District more money for the new facility? We have a whole community center in ABLA, put more money into that, add an extension.</p> <p>2) East Lake, I am sick and tired of them. You are recycling these people. They are abusing their power and threatening residents. You remove this lady from one spot, and then you brought her to East Lake. I am also suffering from smells coming from crawl spaces in my unit.</p>	<p>1) CHA and the Park District collaborate to provide year-round programming to CHA youth at a significant discount. Using a Park District voucher, Residents pay \$15 per session for Summer Camp and Park Kids programming and \$5 for vacation and extended camps. In 2019, CHA residents used Fosco Park more than any other location. In 2019, CHA youth redeemed 260 Park District vouchers at Fosco Park, as follows:</p> <ul style="list-style-type: none"> • Winter Park Kids: 28; Spring Park Kids: 35; Spring Break Camp: 24; Summer Camp: 123; Fall Park Kids: 30; Winter Break Camp: 20 <p>CHA's data indicates that residents at Brooks and Roosevelt Square are engaging in services. In 2019, as of Q3, the employment rate for heads of households at Brooks and Roosevelt Square was 60%, with only 87 heads of household not reporting income from wages. In 2019 alone, 21 households engaged in workforce programs (Transitional Jobs, Employment Placement Services, Chicago Cook Workforce Partnership) and 14 households participated in Partnership in Education through City Colleges of Chicago. Also, the FamilyWorks provider has historically engaged with more than 90% of households in this community.</p> <p>2) The issue in the crawl space has been addressed. Specifically, plumbers went out to the site and repaired a cracked pipe and replaced missing caps; removed the accumulated water and deodorized the crawl space.</p>
17	Carole Folkes	<p>My concern, I recently suffered a carbon monoxide incident, and there were a few people who went before me who complained about security not being trained properly and my concern is that security is properly trained to know what to do in the event of a carbon monoxide incident. I knew when the alarm went off it was not the regular alarm because it didn't stop. It was a cold day, and I turned my stove on. I don't go to sleep, so I was up, and I called security and they didn't know what to do. There was an issue with the stove, all stoves should be checked periodically. The fire department should come in and do training and it needs to be reinforced why we don't turn on the stove, the heat should be higher. Also we had some people who were improperly towed and you helped out with that, thanks to Leonard Langston and Michael Harris and Mr. Garrett.</p>	<p>We have reviewed training curriculum for both security vendors and CHA has requested that security vendors include carbon monoxide emergencies in their upcoming training.</p> <p>Regarding the carbon monoxide incident, security called 911 as soon as they were aware of the incident. Security also called the property manager and she was onsite after the call. Based on the incident report all steps were taken to assure the safety of all residents. For unit temperature City ordinance is 68 degrees and CHA complies with this ordinance. If you ever think your unit is below 68 degrees, please contact the property manager and they will come to your unit for a temperature reading and to ensure there are no heating issues.</p>

18	Maner Wiley	I represent Hilliard Homes. I love working with the CAC. The leadership has been excellent at mixed-income. I still sit at the table. I like to recognize the acting CEO. You did not lie to us, you're a man of your word. I appreciate truly, you met with many other leadership here, you are trying to do the best you can while in that position. I also welcome you Chairperson. I listened to what you said and I appreciate it. You said you are going to reach out and meet with individuals, and that means a lot to us.	Thank you for your comments.
19	Mary Baldwin	I told them to take my name out, I'm not going to speak today, I want to make sure I'm saying the right thing.	Thank you. If any issues remain, please bring those to our attention at the January Board meeting, or any meeting thereafter.
20	Lindsay Graves	The Mayor made a great choice for the Chair. Everyone is well intentioned, but leadership makes the change. One of the main problems for Section 3 businesses is that they have to low-bid because of the materials in the buildings are inferior. The general contractor should put quality materials in as a part of their bid and let them deal with the labor. That would be more beneficial. It only costs about \$7,000 to turn a unit but they are being charged \$20,000, check it out. At Lincoln Perry you're talking about \$19 million divided by 200 apartments, which is \$76,000 per unit you ask the residents is there quality of \$76,000 or even \$30,000, it's not there. And I would like to speak on the gentrification process in the city. I believe that we need to be more vigilant on it and as far as the people in this room I want you to understand that this Mayor here is the first Mayor in a long time that has an ear. She will listen and ask and we need to get up and vote. One of our problems, we don't vote, on the south and west sides. We vote at 14%, that is unacceptable.	CHA is committed to ensuring that all contractors use quality materials for work performed at properties and has standards that must be met. CHA's Capital Construction team monitors every construction contract during and after construction to ensure work is completed appropriately and to specification.
21	Bernadette Williams	I want to piggyback on Commissioner Harris conscience of truth, as long as we have that the world will be a better place. There is a lot of anger in here. Another thing I want to ask, you pass a lot of money up here, why don't you come and visit some of the programs or contracts that you all give out? I am up here to talk about my FamilyWorks. We do college tours, we have graduates. The college tours are good, we started with 5 th graders and we're doing high schoolers now.	Thank you for your comment. CHA staff does visit resident programs as frequently as possible and furthermore, contract goals/metrics are in place and monitored by staff. If there is a specific program/contract you have in mind, please let us know and we can provide you with additional information specific to that program.

22	Leonard Alexander	I am a general contractor my company is Alexander Builders Corp. and I am a community activist as well, such as training with youth. I want to speak with you about some of the atrocities that have happened in the JOC Program. I had three projects that were barbarically ended and just shutdown, to suffice for [inaudible]. No notification, no memo. We were told to get up out of the unit. That part of the contract is for my profit line. I had another project shutdown two months ago (JOC #7023) and I am still owed \$10,000 for that. I have been doing things with community, I don't see any of these big companies doing anything with the community, no training, no food on the table for our community.	CHA staff personally spoke with Mr. Alexander and explained the circumstances surrounding the project cancellation. The building referenced in his comment is slated to undergo a major rehabilitation as part of a development project and therefore no additional work was needed at the site.
23	Marzette Fox	I am one of the fortunate contractors from when the CHA first started the JOC Program. I started my company in 2014. Unit contractors are not going to hire new Black contractors and they're definitely not hiring workers and when I got that phone call from CHA that I had been chosen for their JOC Program I was excited. I am as excited today. A question I have for the Board, you are here to support us, you are our eyes and ears, so why would you let big union contractors who are already making millions get in it? Look at some of the big contracts like Old Veterans, they don't care about this work, they don't care about the Black community. The Program is working. Don't take it away, it's an excellent program, and I have hired seven people. The Program works. White folks don't want to see Black folks with nothing, let's stop the greed.	A contractor's union status is not a factor in approving vendors for the program. For larger projects sometimes larger contractors are needed which is why there are different tiers within the program in order to accommodate a variety of contractors based on overall capacity.
24	Darva Watkins	After 45 years of volunteering in my community with elected officials, churches, Park District and CAPS, I am requesting to meet with the Board because the entities today, CHA, has failed me in trying to succeed in my endeavors. I am 61 years old, I want to complete my education and other things. Due to a lack of knowledge from your staff, I have become a victim of unforeseen circumstances that have made me be dependent on the federal government. I am requesting to present to the Board a resolution for a solution to become self-sufficient. It is time to come off of Section 8, to buy their own homes and start businesses. I want people to have a slice of the cake.	Promoting resident self-sufficiency is a vital part of CHA's mission. Outside of providing quality, safe and affordable housing opportunities, CHA works with residents to achieve self-sufficiency through the following four areas of focus: Stability & quality of life; academic achievement, earning power and economic independence. For more information on youth and education, employment, asset building and homeownership, senior and quality of life services provided by CHA and our partners, visit us on the web at http://www.thecha.org/residents/services/ - or call 312-786-6601.

25	Floyd James	<p>What is going on with our people we do not realize who we are. We had an Indian Removal Act passed in 1830 and that was under Andrew Jackson but these different things that happened to people of color, our nationality was changed, so we basically have the opportunity to take over any public housing we want but we have to come together as a people. Most of us come from Indian heritage it's time for us to step up. A lot of things have been going on with CHA not giving contracts on performance, allowing unions to come in, it's time for us to stand up. You can look at Black Wall Street, that was native land. We want to see what happens with your new leadership. All the proposals that were passed today, nobody had any input on it and you approved everything that was granted. An advisory committee needs to be engaged with the conversation. My company has been played a lot, we haven't had contracts that were fulfilled, I look to move forward with you and provide jobs for the community.</p>	<p>CHA does seek input from the general public on resolutions passed during bi-monthly Board of Commissioner (BOC) meetings. Public comments are accepted and considered during the Committee portion of the BOC meetings.</p>
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