



**Chicago Housing Authority
Board of Commissioners Public Session
March 15, 2022 – Virtual Board Meeting**

| | Name | Question/Comment | Response |
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| 1 | Les Kniskern | <p>I spoke at a meeting in July concerning racoons located at 2956 N. Oak Park Ave. I did receive a letter after that indicating that animal care and control visited the neighborhood. I did have assurances from staff that there will be traps and a mitigation plan put into effect and I would like the name and contact information for the currant management company and not wait until it is posted on the property. Also I would like the details of the mitigation plan, who is setting the traps, when will it begin?</p> <p>Finally, I would like to get a status on the HUD approval for the disposal of this property which has been vacant for 12 years. This is a real concern of health and safety for my community, I appreciate your time and consideration.</p> | <p>Thank you for your comment. The property at 2956 N Oak Park Ave. has been approved by the CHA Board of Commissioners for the HUD disposition process. CHA is presently weighing sale and redevelopment options thoroughly before submitting a disposition application to HUD. In the meantime, we continue to have a property management company responsible for maintaining the site.</p> <p>In June 2021, the property was secured from the inside, and it remains barricaded and locked today. Lawn maintenance is scheduled to occur regularly. A new property manager was assigned to the site as of September 2021. A sign has been placed on the building with the management’s phone number (Hispanic Housing Development Corporation 312-733-9760) so that neighbors may report issues that arise.</p> <p>CHA has placed animal traps within the property and will continue to monitor the site. Please note that it is our understanding that animals are present throughout this neighborhood, like in many other areas of Chicago. CHA has passed on your concerns about raccoons to the City of Chicago’s Animal Care and Control Department. Chicago’s Animal Care and Control Department has visited the neighborhood to address your complaints about raccoons. CHA will monitor the animal traps we have placed within the property as part of our ongoing management of the site.</p> |

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| 2 | Tamiko Holt | <p>I had a few comments, but Commissioner Matanky is going to make me dial some of that back. Commissioner Matanky, you and the elevator situation, I understand your frustration, but I am going to need you to talk to your staff about all the things that are really going on because you're not getting the full story. I happen to be an elevator contractor on a few of those contracts, and you all need to know about the business end of things. I'm not going to go publicly about everything that is going on, but you need to know what is going on, including the politics of it all. Don't go on what you're being told on the surface. You need to look beneath the surface.</p> <p>As far as residents receiving letters about the PPP grants, I want to know what CHA plans to do about that because we've been waiting on it. I'm talking specifically Black people. I've been waiting for you to take action. You're going to leave a lot of children and their parents homeless because the kids have no say-so about what their parents did [inaudible portion of recording]. Those letters, the PPP grants, and people are being aggressively told to comply within ten days; I'd like to be told what the plan of action is and what's going to happen. I am the president of What's in it for the Black People, and we are watching, and we are coming. And I want to talk about the 3,000 units that you never rented out that we fixed up.</p> | <p>Thank you for your comment. Concerning the U.S. Small Business Administration's Paycheck Protection Program (PPP) loans, in February 2022, CHA's Office of the Inspector General (OIG) advised CHA management of a significant indicator of potential fraud among CHA residents and participants who have received over \$135 million in forgivable loans through the U.S. Small Business Administration's PPP. Due to these findings, CHA's OIG advised that CHA management conduct further inquiries and consider other proactive compliance and enforcement initiatives.</p> <p>In response to the OIG's findings, CHA's HCV department mailed approximately 5,600 letters to participants who may have received a PPP loan and 2,700 letters to families with unauthorized occupants who potentially used the subsidized unit addresses on applications for a PPP loan. The letters notify participants that they must provide documentation of the purported business income and the PPP loan, and failure to respond and/or provide the documentation may result in termination from the program. By the end of this month, public housing participants will be receiving a similar letter as to the one that has been sent to HCV participants.</p> <p>Concerning your comment related to 3,000 units that were never rented, we ask that you please provide additional information so we able to respond to your concerns.</p> |
| 3 | Carla Jackson | <p>I have two concerns. One is the rental payments that you email residents about. From what I am seeing is that this doesn't work for the residents because of a neighbor of mine is about to get put out. Every time you email us about something, and we try to find out about it takes them forever to even address the issue, and my concern is that if this is not done in a timely manner why are you all giving it to us? By the time people are able to address the concerns they are being put out.</p> <p>Number two is that Section 8 people come into these buildings, and they tear up the buildings and then turn around and move out. They make it bad for the other residents. You need to sit down with these people and set out ground rules.</p> | <p>Thank you for your comment. Concerning your comment about rental payments that CHA emails residents about, CHA staff spoke with you on or around May 3, to address this specific concern.</p> <p>Concerning your housekeeping concerns referenced in the second portion of your request, HCV participants must adhere to the provisions of their lease agreement, in addition to HCV program standards. Any violation of either standard can lead to enforcement actions by CHA, up to and including subsidy termination.</p> |

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| 4 | Sherri Brock | <p>This property (2956 N. Oak Park) has been abandon over 11 years and has numerous complaints and nothing is being done! We are being ignored and it affects our health and the health of our pets. My 85 and 86 year-old parents live next door and have lost dogs to sudden unexplained illnesses. Stop ignoring these complaints and do something.</p> | <p>Thank you for your comment. The property at 2956 N Oak Park Ave. has been approved by the CHA Board of Commissioners for the HUD disposition process. CHA is presently weighing sale and redevelopment options thoroughly before submitting a disposition application to HUD. In the meantime, we continue to have a property management company responsible for maintaining the site.</p> <p>In June 2021, the property was secured from the inside, and it remains barricaded and locked today. Lawn maintenance is scheduled to occur regularly. A new property manager was assigned to the site as of September 2021. A sign has been placed on the building with the management’s phone number (Hispanic Housing Development Corporation 312-733-9760) so that neighbors may report issues that arise.</p> <p>CHA has placed animal traps within the property and will continue to monitor the site. Please note that it is our understanding that animals are present throughout this neighborhood, like in many other areas of Chicago. Chicago’s Animal Care and Control Department has visited the neighborhood to address your complaints about raccoons. CHA will monitor the animal traps we have placed within the property as part of our ongoing management of the site.</p> |
| 5 | Janine Truhn | <p>Caroline Hedger would like to thank CHA, particularly CEO Tracey Scott and her team for hearing our pleas for reopening our common areas. It was really a great experience working with other buildings citywide so that CHA would know how important it was to all residents. I’d like to thank my fellow team members in particular Jane Addams Caucus without who’s organizing capabilities, we would not have reached as many residents! We would like to see CHA continue this process with us and recognize the unity that we need to attack these next critical issues that are now being felt within the buildings. Our security, washer and dryers and for Hedger FOB Entry. It was promised to us four years ago and we still don’t have it. It would go a long way towards keeping our residents safe. I hope that CHA will receive our claims for those items and be heard jointly. There was a meeting last week for the washer and dryer at the service meeting and a lot of voices were heard then but I would love to get Caroline Hedgers voice added to that cry. We need to have more than one and a half washers for 575 people. It just is not pretty in there. It’s a warzone in the laundry room. As for security and it’s very bad here we have need for much stability in our security and getting people that will show up and actually be trained to do the job. Thank you.</p> | <p>Thank you for your comment. After guidance from the City of Chicago’s Department of Health, CHA was pleased to reopen community rooms (including computer and exercise rooms) on March 1, 2022. In staying consistent with City guidance, masks and capacity limits will be encouraged in these spaces but not required.</p> <p>Currently, there are 15 clothes washers and 17 dryers at Hedger Apartments. Due to the high volume usage, we understand that at times, washers and dryers will be inoperable and in need of repair. Generally speaking, CHA works to repair washers and dryers within three to five days, unless ordering a part is required, in which case repair can take longer.</p> <p>Concerning the FOB entry at Hedger, we are working to get the system operational and multiple solicitations are underway to procure the vendors needed to repair system issues.</p> |

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| 6 | Lonnell Stafford | General comment received regarding the new security RFP. | Thank you for reaching out to CHA regarding our Security RFP for public housing. CHA issued public notices and invited security firms, including those with union employees, to participate in the solicitation. Presently, CHA is reviewing the submitted bids. CHA will present the selected security firms at a future board meeting in the coming months. |
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