



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

	Name	Question/Comment	Response
1	Lindsay Graves	<p>I am the President of Vivian Carter apartments and I would like to thank you Mr. Jones for your accessibility and helping me to solve an issue we had. I would also like to give credit to my manager, Ms. Payne, she's a great manager. Moving forward I would like to address a problem from December 28. We were notified that our building was going to be incorporated, through RAD, and we were not told prior to December 28. What is so troubling, is that on December 12, it was already incorporated. From my perspective, I'm not saying I'm correct legally, we were not duly notified in a timely manner prior to implementation.</p> <p>On the financing plan, I have not been contacted on what the building needs are. As a result of the people coming into the building, they have come from difficult times, and they did not have the financial resources to pay rent. That lowers our standard of financing in order to inquire for a loan and as a corporation our building will be put up for collateral. I don't have to go into detail but if anything occurs outside the language the collateral will be taken by the leaseholder. Also a president should be on the Board of Directors in the corporation of the individual buildings. There should be a voice there, it's done all throughout America. We have a housing crisis. For every person that has desperately needed, for every 100 people there's only 33 units available in America, we're in a crisis, we have to build. In my community, Englewood, there are no plans for affordable or senior housing.</p>	<p>In order to address concerns, CHA scheduled a special building meeting on April 4 to speak with residents and answer questions.</p> <p>Regarding LLC incorporation, while the Articles of Incorporation were filed with the State on Dec. 12, the refinancing transaction that would result in transfer of ownership of Vivian Carter Apartments to the new entity name has not occurred and is not expected to occur for several months. The purpose of the Dec. 28 meeting was to inform residents very early in the process of CHA's intentions specific to Vivian Carter. The State filing was only to reserve the name of the new ownership entity, which will be fully owned and controlled by CHA. Nothing regarding residents' rights, protections, status, or eligibility will change.</p> <p>Concerning a current or pending housing crisis, potential impacts on residents' financial resources, and the lack of available affordable and senior housing; HUD created the RAD program with these issues in mind. The RAD program is a preservation approach to retain affordable housing and provide Public Housing Authorities with access to other financial resources to fund property improvements to sustain buildings long-term. Under a RAD conversion, a 20-year renewable Housing Assistance Payment (HAP) contract is entered into with HUD to supply a Contract Rent for each unit, regardless of fluctuations in tenants' incomes. Therefore, if a resident faces financial difficulty, where income decreases and hardship claims are made timely, tenant rent adjustments can be made without material impact to the Contract Rents CHA receives. If a household's eligible income decreases, consequently resulting in a tenant rent decrease if reported and recorded timely, subsidy from HUD will make up the difference so that CHA is consistently receiving the unit's Contract Rent.</p>

2	Calvin Jackson	I want to reiterate the new regulations come down from HUD about Section 3 and more participation. They are trying to streamline Section 3. The main part is to have residents working more. I have two assignments coming down and then we don't see work for two to three months. Their wives are stalking me we need to streamline so this so it will be more effective. They want to do more tracking to ensure parties of Section 3 are consistent with statutory requirements. Your sister agencies, they're pimping. They have a meeting with us, and then they put in regulations they can't meet. I can't have a full-time accountant. I don't have a financial sheet. We need you to work with us, we want to meet with the Board and be proactive. We're planning to go to Washington DC.	Thank you for your comment.
3	Brenda Perry	I don't want anyone to fall out of their seat, but I'm here to say thank you. For having a cleaning Section 3 company cleaning our building, because the management company doesn't do well, and Parks and Bell does an excellent job. I want to thank you Mr. Jones for responding quickly that I have called you on and I appreciate that. I still want to see more transparency on the Board, give us a heads up, let us say something. I am looking at money flow in ways that's unclear. More transparency will help us understand what you're doing for us. We aren't dummies, I don't want to feel like you think we are. Maybe a few more real public meetings, not the ones that aren't advertised.	Thank you for your comment.
4	Dennis Muhammad	I want to say I have been doing business with CHA since 1982, I was 22, now I'm 59. I would like to commend this Board, and I'd like to thank specifically Mr. Jones, Mr. Hooker and Mr. Alvarez for being the brainchild behind Section 3. The housing quality standards have superseded what has been done for decades, you've created housing that any of us would live in. I have concerns there isn't enough oversight to ensure consistency in the work that's being done. You should bring in someone to oversee all construction to make sure there is consistency and there is no favoritism. But what you did to protect Section 3 from the unions, has been great.	Each project has an assigned Construction Manager that monitors the project during construction. At the end of the project the Construction Manager along with the Portfolio Manager and Property Manager perform a final walk through to ensure that both scope and quality standards were met. CHA will continue to fine-tune our oversight of this program, in order to maximize effectiveness for contractors and residents alike.

5	Paul McKinley	<p>I will agree with brother Muhammad, CHA has come a long way and has put a lot of people to work. Our ex-offender group wasn't able to get jobs, but CHA has helped ex-offenders, low-income and everybody.</p> <p>We had a meeting concerning the 45th St. project with two Commissioners and Michaels sent two of their people. At the meeting, they did try to give overtures of trying to work with us. We walked away, because we thought the Cottage Grove site has become hostile to us. I made allegations against Ms. Francine Washington concerning the information I was getting from the contractors. These companies have shown that they are not trying to bring the community in, despite what Ms. Washington thinks. They fired the young man and the young lady, and Michaels and Ujama are playing the same game. I know how Michaels is, they think they are entitled to not follow the Section 3 rules. The site needs to be shutdown and viewed.</p>	<p>Brinshore is currently on the Washington Park Homes project located at 45th and Cottage and has an approved Section 3 plan which includes a requirement of 3 Section 3 hires/commitment of 7; and 1 Section 3 Contractor (Ashlaur) for \$1,337,028 (17.71% of the total contract value) for construction. For Remediation work: 1 section 3 hire and 1 Section 3 contractor (Ashlaur) for \$125,000 (10% of the total contract value). Brinshore is currently in the process of hiring.</p>
6	Jackie Paige	<p>I would like to talk about lack of follow through with Section 3. Many times I come across Millennials and they need jobs, so I'll steer them towards Section 3. Many of them have given me feedback and said they are discouraged. My daughter was discouraged when she asked for a meeting with Ms. Weems, and she did not get back to her. And she steered some vendors toward the site and they were told they had to register, they said they registered and they were told they weren't getting paid. One of the things that was discouraging was the fluidity. If they are told they can have a service paid for and then they turn in receipts and are told we're not paying for that any longer, that is discouraging. If the program is fluid, that's one thing. It seems like the program is geared towards trades, and not everyone is a trade business.</p>	<p>Your comment has been received.</p>
7	George Blakemore	<p>To the citizens of our great city of Chicago you have watched egregious acts here with this agenda. Everybody rubber stamped it, there was no objection. They previously met and decided what to do, this is a dog and pony show. Some people like Mr. Blakemore and some people don't. But there is something inherently wrong with this whole process. The Federal government is evil, they let drugs come in. Let's do something. They come in with this other scheme, mixed-income and they sell the land. You know who brought you here. Some scattered housing having illegals living there. Watch Black people in high places.</p>	<p>Your comment has been received.</p>

8	Melvin Bailey	<p>Today my comments and concern is the lack of accountability and communication. I came here September the 18th of 2018, did a presentation to share that we would like to be a development partner with CHA, and I spoke with Ms. McKenzie and she referred me to Christopher Johnson, TBC Inc. who came out to my development in Bridgeport, they came out, and no response since then. You just approved eight development teams, we would like to be one of those teams. We want to represent people who suffer from social profiling. We want to find meaningful employment for people. We want to create jobs, contracts and opportunities. We're here today, I'm persistent and we will not stop. We have a responsibility to the next generation.</p>	<p>CHA is committed to working with a variety of developers and has opportunities through the prequalified developer process as well as through previously selected developers for CHA sites.</p> <p>To find out more about these opportunities, please visit the 'Doing Business' page on CHA's website: http://www.thecha.org/doing-business</p>
9	Juanita Stevenson	<p>Mr. Blakemore, I understand what you were saying. There is 36 acres of land at Lathrop and I can get my mule and those 36 acres of land, I'd appreciate if I could get that. I want a horse, not a mule, and I want those 36 acres of land at Lathrop, there's two more, you can have them. The plan at Lathrop, they are asking for funding. Anthony Alvarez said he's going to keep me updated, I feel like I am being misinformed about what's happening at Lathrop, I had to hear from BPI that they are going to demolish everything. I need someone from CHA to tell me the truth and be transparent. I want you to monitor what is going on at Lathrop, it's too big not to monitor. Please don't forget my 36 acres and my horse.</p>	<p>Lathrop has regular working group meetings and the group includes residents. Progress on the redevelopment is discussed at those meetings and resident input is sought. Anthony Alvarez is the CHA team member assigned to Lathrop, and please contact him if you have specific questions: 312-913-7574.</p>
10	Ruthie McGary	<p>1) I would like to say I enjoy coming to these meetings, but they are getting to be a financial problem for me. Is there any way you can help us get here? I pay \$6.50 to get to every meeting and I am on a fixed-income.</p> <p>2) We need protection in our buildings, it's getting ridiculous at 150 S. Campbell. We have a good manager but she only can do so much, she needs your help too, it's getting bad over there.</p>	<p>1) CTA one-day passes are available to residents in CHA senior properties, in order to travel to CHA Board meetings. Please see your Service Coordinator to access these passes.</p> <p>2) CHA is working with the CPD 11th District and the private security vendor (AGB) to address this issue more effectively. CHA has requested that AGB utilize their rovers to address some of the issues surrounding the building.</p>
11	Patricia Baker	<p>I would like to thank you for the presence of lighting at 150 S. Campbell, we couldn't see in the yard at night, and now the lighting has really helped. Aside from that, we have a problem with the roofing in our building, it's leaking. We want computers and exercise equipment and the leaking roof is making that difficult.</p>	<p>CHA is currently completing a building assessment.</p>

12	Eugene Fox	<p>I am here to bring the truth and nothing but the truth. Wake up my Black people. You are my brothers and sisters. The battle is already won over those in the world. Aint you tired of being tricked to eating dogfood, being tricked by two-legged dogs, sticking four-legged dogs on you. Aint you tired of going through this revolving door. We are the most high children. I haven't heard anything about the future. You think you're going to continue to take from us, using Black power against Black power? We don't need these people, we ten times stronger, and smarter. Why we still have our heads in our tails? We the only humans, wake up my people. The time has come, tick tock, have fun. We don't die, we multiply. Wake up my people, it's a war on us, and they can't defeat us.</p>	<p>Your comment has been received.</p>
13	Tamiko Holt	<p>We know a new administration is coming, we need to get down to business. This comment I was going to make now, I have [inaudible] what's in it for the Black people? Everything thing I'm talking about is strictly for the Black people. We can't help ourselves until we clean up our own house. With the change in the administration I see the writing on the wall right now. All the work that we have put in, they don't know it was residents like me behind the scenes, we need an MOU, our interests to be protected. You three are on the chopping block, but we know CHA is a cash cow and that's the first thing they'll come for. Regular Black folks are starting to work. What's in it for the Black people as a group, a political pact, we're about business. We need an MOU with CHA concerning the contracting. I am not talking about construction only, professional services too. At the end of the day, we have to come together. We need to have standing meetings talking about a lot of things.</p>	<p>CHA remains committed to creating economic opportunity through the Section 3 program. We are open to considering ideas in order to achieve that goal.</p>
14	Michael Sullivan	<p>My issue today is I'm dealing with my company. I am hearing little murmurs regarding World Class Fire Protection, saying we do great work but we're slow and I'm tired of hearing this, we're not slow. We operate as CHA comes through for us, meaning the PO. I was supposed to get my PO in October, and it was delayed. I said I would be finished with Lincoln Perry Annex by March, that was based on the fact that I was going to have my PO, but I didn't have that until the third week of January. If I got it then, there's no way I can do 182 units, plus office space in a couple of weeks. If I can accept the fact that the POs are late, you need to know it will take longer to do the job. I have great staff, we know what we're doing. I am not deficient or incompetent, we need people to get out of our way and do our job. When the Vortex was here, we repaid two buildings for you, no problems, I got out of bed to do it.</p>	<p>There was no late PO for World Class Fire Protection (WCFP) in October 2018. WCFP did not yet have an approved proposal package until December 2018 after the deadline for all POs for work done in 2018. There was no PO request sent to CHA in October 2018 nor any communication from Mr. Sullivan to CHA that he was waiting on a PO. The PO request was sent to CHA in January 2019 when CHA's 2019 budgets were activated and the request was then processed timely.</p>

15	Charlestine Gill	I am a tenant at Roosevelt Square, which after 2010 has been a hell hole with management. We have a liaison Crystal Palmer, and she does not advocate for us or return calls or emails. Also, I was in Legal at a point to where my son got into it with the security guard over there, and he had to be taken off the lease because he got into it with the security guard over there because he was protecting me for how the security guard was talking to me. I am asking my son be put back on the lease, the guard doesn't work there anymore. My son is going from couch to couch which isn't fair. My son responded, but only because of what the security guard did. Please look into management at Roosevelt Square, her name is Tara Smothers, she doesn't respect us, and she will relocate you if you complain on her. She has friends at CHA, she will tell you to call CHA and that's as far as the problem goes.	CHA has investigated this matter and is assisting Ms. Gill.
16	Mary Baggett	I came to speak about a contract given to me in 2018 for snow removal. The contract was given to me, there was no snow in 2018, and I was told it would roll over into 2019. I went through the process of getting the paperwork, and insurance and workers comp. 2019 comes around, I have no contract. Nobody has called me. I reached out to people, then I get in contact with Dee Brookens. You gave me a contract, and then you said management doesn't want to use me. But then I see private contractors out there shoveling snow the whole winter, they weren't using their own people. I was awarded, why didn't I get the work? Another thing, I want to talk about Mary Howard, I don't appreciate you calling staff to want to know my personal business. If I want you to know my personal business, I would have tagged you in my email. You shouldn't be calling staff to ask what is my rent.	Your company lacked a required business license at the time you bid and the contracts were awarded for the 2017-18 snow season. CHA assisted your Resident-Owned Business with obtaining a business license and agreed to delay your award until the 2018-19 snow season. CHA later decided not to move forward with a contract award for Ms. Baggett, nor any other vendor's contract extension, and directed all 2018-19 snow removal services to the PPMs to contract directly for these services.
17	Jennie Newsome	I have this one comment. The one thing I notice that everyone is saying, please check behind the contractors work on these rehabbed units. Some of them do good work, some work is shoddy. The units look good, but when you open the cabinet door, water leaks, the jobs aren't finished. Example Lincoln Perry, Lathrop Homes, you know where the problems are. CHA should consider getting inspectors that come out during and after work.	Each project has an assigned Construction Manager that monitors the project during construction. At the end of the project the Construction Manager along with the Portfolio Manager and Property Manager perform a final walk through to ensure that both scope and quality standards were met. CHA will continue to fine-tune our oversight of this program, in order to maximize effectiveness for contractors and residents alike. Furthermore, we will look into the examples that you specified in your comment.
18	Odessa Phillips	I am from 150 S. Campbell. We have a great manager, we have a great Resident Services Coordinator. The things we have to have done, are being done. I am positive about 150 S. Campbell. We don't have a whole lot of problems, but I am complimenting my building.	Thank you for your comment.

19	Jerome Taylor	<p>I am the LAC President at Riperton. We just finished a big renovation, over 300 units. Number one, the building is turning into a project. The biggest problem, when I came to Riperton, we got two keys, one to get into the apartment, one to get into the building. Now, the intercom doesn't work, out of 300 people, half of them can't get in the door. You have people come in, they look old, so security just lets them in. People are letting their buddies in, and we have prostitutes. We don't have fobs, and without them, we have a bunch of people coming in, they don't know who they are.</p>	<p>CHA has installed new key fob systems at properties throughout the city and CHA anticipates adding a fob system at Riperton in the near future. Additionally, CHA will work with AGB security to ensure all guests are signing in prior to visiting a unit.</p>
20	Mary Cosgrove	<p>You will be pleased to know, our difficulties are had by White tenants too, we're all tenants. On June 17, two years ago, I was surprised when I turned on the lights and seven roaches were crawling under my bed. I got up and fell and went to the emergency room. Even so, six months ago I emailed a work order to have my two rooms caulked, which I am told would take five man hours at most. It was ignored by Habitat and they refused me service because I wasn't home. This six months work order was in writing, it was ignored. Last week some minor action has occurred after I called the alderman's office multiple times, and I guess they called CHA. In the meantime there are roaches in the sink, I bleach my floors every day and it takes me two hours every morning.</p>	<p>CHA has investigated this matter and is assisting Ms. Cosgrove.</p>