



**Chicago Housing Authority
Board of Commissioners Public Session
July 18, 2023--CHA Central Office, 60 E. Van Buren**

	Name	Question/Comment	Response
1	Bernadette Williams	<p>I am here to talk about occupied vs vacant units. CHA needs to rethink how it orders bulk materials for the developments. Occupied units have to wait on materials vs make ready units getting material right away.</p> <p>Also, CHA needs to look at its management companies. There might be a good management company, but maintenance is not good. Or the maintenance might be good, but the management is not. When CHA is building new units, CHA is putting in high-price materials but it's expensive if the material needs to be replaced.</p>	<p>Thank you for your comment. CHA strives to balance the need to ensure that occupied units are maintained in good condition while ensuring that vacant units are turned as quickly as possible for occupancy.</p> <p>We appreciate your comments on property management and the quality of their work. We monitor property managers closely and take all reports from residents seriously.</p> <p>CHA orders materials for work in occupied units and unit turns through the same contracts; a difference may be that some materials have longer lead times than other materials.</p>
2	Lee Aaron	Not Present	
3	Laurie Halbert	Not Present	
4	Ernie Norman	<p>I am a resident of Edith Spurlock Sampson, and I want to speak about the relocation and moving aspects of the RAD conversion. The plan that has been set forth seems to be logical and reasonable but having observed it for two years and helping other residents move, it seems that there are some weaknesses in execution. I summarized my concerns in a document that I provided to building management, resident council people and CHA staff two years ago. I received polite acknowledgement but not a lot of results. I have updated the document and provided it to Lee Chuc. I would like the opportunity to talk to decision makers on this process.</p>	<p>Thank you for your comment. It is important to CHA that residents understand the RAD conversion process. We look forward to receiving the updated version of your document. We are committed to working with residents to improve our communication and engagement regarding RAD.</p>

5	Kim Davis Ambrose	Not Present	
6	Jenny Newsome	I am the Senior South Region President. I want to inform CHA about what is happening at Dr. Mildred Harris Apartments. Immigrants at Wadsworth School are disrupting residents, blocking the parking lot, sitting on top of the cars. I am tired of being called names by the immigrants. This is unfair. On May 30 th , the ladies were out there barbecuing and one of the guys pulled down his pants and defecated. On July 14 th at 8:45 pm, I called 911 and the operator heard the shots fired. It later turned into a riot and the police were attacked. The 83 apartments on that side of the building can't sleep because they play loud music. A disaster is going to happen.	Thank you for your comment. Chicago is a welcoming city, and CHA works closely with City departments and agencies to respond to asylum seekers and new arrivals. We appreciate your comments regarding safety concerns at the shelter and surrounding community near the CHA senior building. The safety and security of our residents is our top priority. In response to resident concerns, CHA has placed signage, added security patrols to the area, and met with the police on that beat frequently. CHA has also coordinated with the City agencies that operate the nearby shelter. The City has provided more resource staff to the shelter. They are informed of any issues.
7	Bernie Smith	I am here to represent my mother and my brother who live at 4300 N Ridgeway Avenue, at Gary Carlson's building. We're in this mess because of the fires. Almost three decades of living in multiple units at Gary's slum buildings. We have been harassed and displaced from the community. The tenants from his building, from the fair tenant association were promised assistance from the mobility program, but \$500 is not enough. Living expenses does not allow for moving, even with \$500. My parents have not seen a single unit in Albany Park.	<p>Thank you for your comment. CHA has worked closely with the Fair Tenants Union to address concerns raised by voucher holders living in Gary Carlson's properties. CHA has launched a pilot program to provide grants of up to \$1,500 per household to voucher holders who are required to move from troubled apartments, beginning with voucher holders who live in apartments owned by Gary Carlson that have been identified as having significant life and safety violations and are subject to housing court proceedings filed by the City of Chicago's Department of Law.</p> <p>In 2021, CHA added Gary Carlson to its Do Not Lease list, which means he is suspended from accepting new Housing Choice Voucher tenants from CHA through at least March 31, 2025. While this designation did not cancel existing voucher contracts with Carlson, CHA supports those families in these buildings as they seek alternate housing. CHA also met with a group of Gary Carlson tenants at the July board meeting to further discuss their experience and ways CHA can help.</p>

8	Luz Cintron	<p>I am a Gary Carlson tenant, 4 years. CHA needs to do a better job of screening landlords. Living in unsafe conditions, including harassment. How is my apt able to pass inspection? I was told to just move, but the options have been on south and west side. I do not have the money to move. CHA staff, please do what you promised and help us move.</p>	<p>Thank you for your comment. CHA has worked closely with the Fair Tenants Union to address concerns raised by voucher holders living in Gary Carlson's properties. CHA has launched a pilot program to provide grants of up to \$1,500 per household to voucher holders who are required to move from troubled apartments, beginning with voucher holders who live in apartments owned by Gary Carlson that have been identified as having significant life and safety violations and are subject to housing court proceedings filed by the City of Chicago's Department of Law.</p> <p>In 2021, CHA added Gary Carlson to its Do Not Lease list, which means he is suspended from accepting new Housing Choice Voucher tenants from CHA through at least March 31, 2025. While this designation did not cancel existing voucher contracts with Carlson, CHA supports those families in these buildings as they seek alternate housing. CHA also met with a group of Gary Carlson tenants at the July board meeting to further discuss their experience and ways CHA can help.</p>
9	Taleda Travis	<p>Gary Carlson tenant, 4551 N Hamlin. I migrated to the north side for several reasons, opportunity, diversity and safety. I am a single mom struggling. Most landlords and realtors don't want to work with voucher holders stating that they are not setup to work voucher holders. The mobility program has not been inconsistent. I have not heard from them even after completing a virtual orientation. The HCV program does not assist tenants, but instead side with the slumlords. We need safe living conditions.</p>	<p>Thank you for your comment. CHA has worked closely with the Fair Tenants Union to address concerns raised by voucher holders living in Gary Carlson's properties. CHA has launched a pilot program to provide grants of up to \$1,500 per household to voucher holders who are required to move from troubled apartments, beginning with voucher holders who live in apartments owned by Gary Carlson that have been identified as having significant life and safety violations and are subject to housing court proceedings filed by the City of Chicago's Department of Law.</p> <p>In 2021, CHA added Gary Carlson to its Do Not Lease list, which means he is suspended from accepting new Housing Choice Voucher tenants from CHA through at least March 31, 2025. While this designation did not cancel existing voucher contracts with Carlson, CHA supports those families in these buildings as they seek alternate housing. CHA also met with a group of Gary Carlson tenants at the July board meeting to further discuss their experience and ways CHA can help.</p>

10	Carla Jackson	<p>The homeless people in Chicago don't have any place to stay but the migrant people come here and get a place to stay immediately. There was a lady on 57th and Stony Island sitting at the bench for almost a year, maybe two and the ambulance had to pick her up and take her to the hospital and she died because she had nowhere to go. I don't understand how other people can come here and be welcomed, which is no problem, but help the people here first before you bring the migrant people here and set up shop so that they have a place to live and other people who have been here for god knows how long don't even have a place to stay. And then the homeless people have to go through the red tape and still be rejected.</p>	<p>Thank you for your comment. Chicago is a welcoming city, and CHA works closely with City departments and agencies to respond to asylum seekers and new arrivals. Please note, under federal regulations, CHA programs like public housing and vouchers can only assist U.S. Citizens, permanent residency holders, and mixed immigration-status households. CHA continues to provide housing and other services to individuals and families experiencing homelessness or at risk of becoming homeless, including more than 5,000 project and tenant-based vouchers and funding for the City of Chicago's flexible housing pool. CHA's waitlists also include a homeless preference through the City of Chicago's Continuum of Care (CoC).</p>
11	Rosetta Young	<p>I am the building president for 4250 S Princeton, LAC secretary. When residents go out of town, their units are supposed to be secured. If you lock the door when you leave, it should be locked when you get back. My door was left open twice by the exterminator. My door was open from the 11th to the 15th. I called the management and specifically asked for the exterminator to wait until I returned. It seems like a personal attack. The management isn't working with me, they're working against me because I operate within the bylaws. Also, the exercise room has been shut down because of something I brought to their attention—that residents are not allowed to bring equipment down for other residents to use, but Ms Clark, Ms Park and Keith said it was okay.</p>	<p>Thank you for your comment. The property manager has been notified to ensure that all doors are locked and properly secured following each extermination treatment. As for the exercise room, it remains accessible to all residents daily. Please note that unauthorized equipment was removed by the resident in April of 2023.</p>

12	Thelia Dennis (?)	<p>I am Gary Carlson tenant, representing fair tenant's association and ATU. Roach infestation, harassment from Gary. HUD admonished CHA, but yet HUD gave CHA money. We were ignored again.</p>	<p>Thank you for your comment. CHA has worked closely with the Fair Tenants Union to address concerns raised by voucher holders living in Gary Carlson's properties. CHA has launched a pilot program to provide grants of up to \$1,500 per household to voucher holders who are required to move from troubled apartments, beginning with voucher holders who live in apartments owned by Gary Carlson that have been identified as having significant life and safety violations and are subject to housing court proceedings filed by the City of Chicago's Department of Law.</p> <p>In 2021, CHA added Gary Carlson to its Do Not Lease list, which means he is suspended from accepting new Housing Choice Voucher tenants from CHA through at least March 31, 2025. While this designation did not cancel existing voucher contracts with Carlson, CHA supports those families in these buildings as they seek alternate housing. CHA also met with a group of Gary Carlson tenants at the July board meeting to further discuss their experience and ways CHA can help.</p>
13	Armando Fuentes	<p>My parents are tenants of Gary Carlson. There is so much to say, we were on Wallen street, my dad is in a wheelchair, mom has a pacemaker. My mother fell because the floors aren't leveled. I found them a great apt, but the inspectors claim they couldn't the unit. It seems like Gary is Al Capone, he has crackheads cleaning the area and other stuff that's not right.</p>	<p>Thank you for your comment. CHA has worked closely with the Fair Tenants Union to address concerns raised by voucher holders living in Gary Carlson's properties. CHA has launched a pilot program to provide grants of up to \$1,500 per household to voucher holders who are required to move from troubled apartments, beginning with voucher holders who live in apartments owned by Gary Carlson that have been identified as having significant life and safety violations and are subject to housing court proceedings filed by the City of Chicago's Department of Law.</p> <p>In 2021, CHA added Gary Carlson to its Do Not Lease list, which means he is suspended from accepting new Housing Choice Voucher tenants from CHA through at least March 31, 2025. While this designation did not cancel existing voucher contracts with Carlson, CHA supports those families in these buildings as they seek alternate housing. CHA also met with a group of Gary Carlson tenants at the July board meeting to further discuss their experience and ways CHA can help.</p>

14	Tamiko Holt	<p>Listening to the stories, you don't see the redundancy? CHA has always dropped the ball. I have constantly asked for checks and balances. You have tenants living in your own property, I'm talking about Loomis Courts. You were responsible for the management teams, still the same things. What I'm finding here is that the intimidation is still going on. You have our people living in plantation status and it's been like that since I was little. The intimidation that keeps residents from speaking out had kind of subsided but now it's back. You've got to stop that. I keep writing the board and you're not responding, and I don't see any change or movement about your executives, that don't work for you. You have to cut out the poison from the source, same folks in middle and higher management, nothing is being done. You have to look at staff members in order to make a change.</p>	Thank you for your comment.
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