

**Chicago Housing Authority  
Board of Commissioners Public Session  
March 21, 2023 - CHA Central Office, 60 E Van Buren**

	<b>Individual/ Organization</b>	<b>Comment</b>	<b>CHA Response</b>
1	Tamiko Holt	<p>What is this new language about the Gautreaux opportunity areas? Gautreaux is done, but you constantly put money everywhere else, especially on the West side and South side the same land that you took from our people and land swap, and you push back on projects. You waste money here with contracting because everything has a standard industry cost. Once again, I am still hearing language about Gautreaux, not affordable housing, income-based housing. That is why you have problem with residents at South Bridge with their TSP.</p>	<p>Thank you for your comment. The Gautreaux settlement agreement parameters remain in place at this time.</p>
2	Bob Israel	<p>I have been trying to meet with CHA staff for six months and they are spinning me like a top.</p> <p>I came here six months ago to talk about Albany Terrace, \$100m then \$120m, then \$160m that means \$16m should go to Sec 3 concerns. Somebody has blood on their hands. I try to help people buy houses. You said 63 houses were bought, Sec 3 could have bought 640 houses.</p> <p>I was watching the news about Albany Terrace and how those seniors were treated, it is both a blessing and a curse what happened on Christmas. All that water that destroyed the senior building. I will continue to talk to HUD and complain. I am going to file a complaint with HUD because you have these front companies running away with the money and I will name names.</p>	<p>Thank you for your interest in working with CHA. CHA team members have spoken with you several times and you have been invited to work with our WORC team. We welcome ideas to get more Section 3 businesses developed.</p> <p>Through CHA's Choose to Own program, more than 800 families have become homeowners since 2002 by using housing subsidies to purchase a home. The program includes a comprehensive support network, financial assistance, credit counseling, and other services to navigate the homebuying process and is expanding to include down payment assistance programs.</p> <p>We are pleased to report that Albany Terrace is in the midst of a major rehabilitation that had been planned before extreme weather caused building issues last December. The work includes new heating and plumbing distribution.</p>

3	Jenny Newsome	<p>Who are we letting manage our buildings, especially senior properties? There are so many things CHA spends money on, and it's not being properly used. Bleach and Fabuloso alone does not clean. Today is the 3rd year in which COVID mandate was made with the city. Halls are not regularly swept and mopped, cigarette butts on elevators...you're not even supposed to smoke in the buildings, you can get high at any time by the smells. The people that run in and out of these buildings are ridiculous. I visited 18 buildings and it was not right. Just purchase tires again because of nails in the parking lot. When you put people to manage our buildings and RSC, most of which are excellent, but it only takes a few bad apples to spoil the batch. This has nothing to do with COVID. Senior properties are not maintained.</p>	<p>Thank you for commenting on maintenance and management of senior buildings. CHA is holding property management firms accountable and working to improve their overall performance. CHA has had extensive conversations with property management firms' executive leadership regarding these concerns and has requested action plans to address deficiencies. CHA staff are tracking these issues and management must address them in a timely manner.</p>
4	Carla Jackson	<p>My concern is a major concern. CHA sent an email stating that we have emergency funds for the homeless. I attempted to help a homeless person, and they asked for an extreme amount of documentation until they finally gave up. Why are people still homeless, migrants come here and are immediately helped. This is an issue that needs to be revisited. One woman lived in a bus shelter for one year. Nobody helped her, I called 311 and someone finally came and placed her in the hospital. Why are people still homeless if we have funds for homeless?</p>	<p>Addressing homelessness is an ongoing challenge in Chicago and cities across the country. CHA coordinates with City agencies, non-profit partners, including Continuum of Care (CoC) providers, and developers to approach this issue. CHA site-based waiting lists have a homelessness preference, and we also have supportive housing vouchers that target people experiencing homelessness. For example, in 2021, CHA was awarded 1,165 Emergency Housing Vouchers (EHVs) and worked with the CoC and AllChicago to refer families and distribute these vouchers, which have all been assigned to families. CHA continues to look for additional opportunities to provide housing assistance to low-income residents of Chicago, including individuals and families experiencing homelessness.</p>

5	Shirley McLaurine	<p>My concerns go back 10 years ago when my health was not good. I went back to school, earned by degree, and wanted to leave CHA housing. I explained to management I had no intentions on staying. Each time I received a job, my rent was increased; I am trying to better myself. I had to quit jobs because I was not able to save toward home ownership. I would like to be part of the CTO program. I was trying to improve my quality of life. I did not know about CTO until today.</p> <p>My other concern is why does CHA lease to mentally ill people both male and female?</p>	<p>To learn more about the Choose to Own Homeownership Program, CHA residents should visit the CHA website to register and attend a virtual CTO orientation session. Here is the link <a href="https://www.thecha.org/residents/services/choose-to-own-homeownership-program">https://www.thecha.org/residents/services/choose-to-own-homeownership-program</a>.</p>
6	Orlando DeLeon	<p>I am here representing SA Local 1. CHA recently transferred management and partial ownership of Albany Terrace and Irene McCoy Apts to the Michaels Organization. This resulted in the displacement of building engineers, janitors and maintenance workers with non-union staff, who do not receive the training or pay, or affordable health benefits. The Michaels Organization only retained two staff members. The heat was out for four days when the temperature dropped to 8 degrees, and there were insufficient staff to help these seniors. Not enough supplies for janitors &amp; maintenance staff. This is one of many instances when CHA transferred to management company that does not hire union workers. Will CHA finally put union pay and union benefits into the RFP for maintenance in their buildings.</p>	<p>Thank you for your comment. The Michaels Company has retained about 40% of the building engineers, janitors, and maintenance workers. The majority of those who did not join the Michaels team accepted positions at other buildings with the former property manager for these buildings.</p>

7	Tamiko Holt	<p>What happened with Pope School project, it was supposed to have space for Sec 3 businesses? We advocated for this in 2016/17, so what's the time line? The other concern is management companies, staff is dwindling and all we do is recycle the same dreadful staff, and it doesn't have anything do with union. Unions are getting more and more, and this doesn't include Black staff; unions lock Black people out in all areas. Properties are depreciating and scaling back on staff. We are on our way back to Washington because Sec 3 is now in Policy, not Fair Housing. You are not watching management companies, nobody is exempt.</p>	<p>Thank you for your comment. The first and second floors of Pope School were renovated and turned into administrative office space, including an HCV Service Center. CHA did not proceed with renovations of the third floor and auditorium because of the high cost and those areas were closed off. CHA will continue to explore ways in which we can utilize Pope School in the best way possible.</p>
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8	Bonnie Gibson	<p>Will not attend the meeting in person, but would like her comments to be made available to Commissioners. The CHA, should consider distributing HAP payments to Owner Participants on a quarterly basis (four times yearly) as oppose to its current process for making monthly HAP payments to Owner Participants with consideration of the following criteria:</p> <ol style="list-style-type: none"> <li>1. Initialize Quarterly HAP Payment to Owner Participants, <ol style="list-style-type: none"> <li>a. after three years of continuous tenancy of a household, and</li> <li>b. contingent upon Tenant Participant approval, where</li> <li>c. Tenant is not required to make quarterly rent payments, and</li> <li>d. as an Incentive for all Owner Participants,</li> <li>e. in their support for making improvements, and</li> <li>f. retain tenants that support stabilization of area, and</li> <li>g. may reduce number of late/delayed HAP payments, and possibly stimulate local economy, especially post pandemic.</li> </ol> </li> </ol>	<p>Thank you for your comment. The manner in which HAP payments are structured is a HUD requirement, and CHA follows HUD regulations regarding monthly payments to all vendors.</p>
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