



**Chicago Housing Authority  
Board of Commissioners Public Session  
January 21, 2020 – CHA Headquarters, 60 E. Van Buren**

	Name	Question/Comment	Response
1	Tamiko Holt	<p>I want to talk about developers. We don't articulate the real issues. They are allowed to do what they want, when they can have direct contracts, they can use big primes to manage construction only. It has been done in Chicago. CHA does not take the authority that you have, as the owner of the land. CHA can insert what they want to see happen. It takes teamwork. They have been violating Section 3 since the beginning of time, from the development phase to construction to aftercare, being the management companies and social services. There is a way to make this work.</p> <p>HCV needs representation. We need our own representation. Subsidized residents we do not get the same policy changes as public housing residents, and we pay the same amount of rent. We need real representation. You had a comment period for the Admin. Plan and nobody showed up.</p>	<p>CHA is evaluating the implementation of a new HCV Participant Council. HCV participants will be notified en masse about further developments of this initiative.</p>
2	Shirley Nealy	<p>I am from Flannery Apartments. I am the building president. I would like to talk about security and problems we are having. I want to say that the janitors and everyone else are doing the best they can. The building is clean, no roaches. But we have problems with security. My sister had an incident the other day too. There is a problem with the security and how they interact with people, and they are overworked. We don't have exit plans if there is a fire. I would like to have this investigated and for security to be trained and taught how to deal with people. I would like for them to be paid at a regular salary and not overworked.</p>	<p>Kates is a licensed security contractor that performs orientation and new hire training for all officers. All officers are required to undergo security training in order to obtain the State issued Permanent Employee Registration Card.</p> <p>Evacuation plans are posted on each floor at Flannery.</p>
3	Jan Creel	<p>I have been a resident of Britton Budd since 2013 and I don't feel safe. A resident and her son got into a fight on my floor and nobody was there to intervene. I tried to stop it and the boy threatened me. I had to put a paper on them to make sure they didn't come after me. Kates is not being trained, they don't know who are residents and who are not. They don't know the layout of the building. They aren't getting breaks, they don't get to eat. I have had a good relationship with security. I would feel safer if we had more adequate security with training. They need to get off on time, they have families too.</p>	<p>Kates is a licensed security contractor that performs orientation and new hire training for all officers. All officers are required to undergo security training in order to obtain the State issued Permanent Employee Registration Card.</p>

4	Stephen Brewer	<p>I have been working maintenance since 2000 at several buildings. I am also a member of Local 1. I have been working at CHA buildings for a while, at Patrick Sullivan now. I am responsible for daily operations. I know the building inside and out. I know the tenants well and treat them with dignity. I love the interaction with residents. I've been in this for over 20 years. From what I understand, there is an issue with keeping the janitors at their current pay rate. If we lose that, people won't be able to support their families, I am asking that the maintenance contracts keep up with union standards.</p>	<p>The property management companies are required, at a minimum, to utilize our HUD Form 4750 to determine our maintenance wage rates or the collective bargaining agreement which supersedes HUD Form 4750. The labor rates that CHA recommends in the Form 4750 are comparable to union rates. What CHA recommends exceeds the minimum of what is required by the State.</p>
5	Sharon Daniel	<p>I have been cleaning buildings all over the city, I am at Lincoln Perry now, and responsible for a little bit of everything at the building, I do unit repairs. I fixed problems and maintain the building, I love the work I do, I have a great relationship with tenants. One time a tenant wouldn't let in pest control, so they called me, I spoke with the tenant, explained the situation, and then he let me in. I have done well for myself and I would like for that to continue, losing this job would be devastating to me. I have over 20 years of experience, I provide great service. I am asking CHA to please make sure the maintenance contract keeps union standards.</p>	<p>The property management companies are required, at a minimum, to utilize our HUD Form 4750 to determine our maintenance wage rates or the collective bargaining agreement which supersedes HUD Form 4750. The labor rates that CHA recommends in the Form 4750 are comparable to union rates. What CHA recommends exceeds the minimum of what is required by the State.</p>
6	Paula Watson	<p>I am the president of the Maudelle Brown Apartments. In 1924 the child labor practice was abolished because children were being mistreated. Adults elected in these buildings are expected to come to SHAC, LAC meetings, building meetings while being responsible for completing in-depth paperwork while using our gas and we are expected to serve our residents as much as we can. We are expected to do all these services for free. I am protesting against this. I have petitions from some of our residents stating that officials are entitled to receive at least \$40 per month each, for the dedicated work that we do for them. In the CHA and LAC bylaws it states that we are entitled to receive a stipend. Where can I get our stipend request forms and who should I give these petitions to?</p>	<p>Your question should be directed to the Central Advisory Council (CAC) as the CAC oversees this funding.</p>

7	Mary Baggett	<p>1) I am here because I have concerns. I need clarity on why is the community space locked during operation hours while we're working the building. We need authorization from management to go into the community space and we've never had to get authorization before. We're not allowed to use our kitchen, the doors are locked and I would like to know why our specific doors at Jane Addams are locked? Why should we have to ask management to use that space?</p> <p>2) I have an issue with Gordian. Why are they going in and doing patch-ups on units that have never had any work done in 20 years that have rats and bedbugs and mold. Now all of a sudden they are doing touchups – it was supposed to be rehabbed across the Board. This development hasn't been rehabbed in 20 years at ABLA. That's disrespectful to the residents of ABLA.</p>	<p>1) The Jane Adams community space is different from other spaces because it is in a standalone building. Other community spaces are attached to the residential buildings which have additional amenities for residents to use during the course of the day. The Jane Adams space has a kitchen and serves one purpose and that is to host large meetings or events. Staff in the building does have access to a conference room if they need to meet with a resident and a small kitchenette. There is no need to access the community space at any time outside of a scheduled meeting or event. The LAC has complete access to the community space for any of their scheduled resident meetings or events.</p> <p>2) CHA will continue to perform work as needed within units. Unit conditions dictate what type of work is performed.</p>
8	George Blakemore	<p>The games people play. Some of you have been here 20 years. This is institutional racism. The games haven't changed, just the people. We are a permanent underclass, we need sanctuary. We never got our 40 acres and a mule. Black people look in the mirror, you are your problem. You have been playing these games, talking about the unions, who are you trying to fool? I am on the plantation, I want to be free. When will we overcome? How many years? All of us are still on the plantation. I keep saying the same things over and over. You still on the plantation Black people.</p>	<p>Your comment has been received.</p>
9	Jackie Paige	<p>First of all, I think a lot of what people are talking about would be resolved if the Board worked on compliance and enforcement. If someone is not in compliance, what happens, it's seems like there is no enforcement. People seem to stay out of compliance.</p> <p>What happened to the resident management corporations? If you got more input from the end-users, that would be helpful. Residents were supposed to work with companies who know how to do management.</p> <p>With development corporations. There needs to be more transparency in that process. Commissioner Harris spoke about that. Eleven organizations were chosen, they had contracts before. How do you get new corporations?</p>	<p>In regards to compliance, we need additional information in terms of complying with what exactly.</p>

10	Janine Truhn	<p>I am the president of Hedger Apartments and today I want to talk about two issues. We always come with complaints, today we come with a thank you. The elevator project came to fruition, we're very satisfied. Anyone waiting for a renovation, it's well worth the reward of what you get, thank you.</p> <p>Now the bad news. I hear about security issues. We had an incident where a resident was accosted by another resident, and it's been six months and the resident is still around, and it's traumatic for the victim. The person that violated her also needs to get help. I want to talk about three other issues. Our desk monitors are just that, monitors. We need the FOB entry. When the monitor goes on break, it's free reign, we have drug dealers. We have two other issues, one person was visiting a resident and he decided it was good to get naked in the exercise room. It was a resident's guest. This particular resident was propping the side backdoor open so anyone can come in and out. A vagrant came in off the street and spent the night in the women's washroom.</p>	A feasibility assessment is being completed regarding a key fob system at Caroline Hedger.
11	Wallace Gator Bradley	I hear a lot about security, but one of the things she said, if you have security at the door and they can't go upstairs to help an issue, you can't blame the security. One thing I know about Kates, he's Black owned, he's hiring residents from CHA to be a part of his security so that the people in CHA can talk to an individual from CHA. I like to leave my number with those who have a complaint so that I can look into it and meet with them. We need to get into the spirit of saying Black owned companies. Every time we got a problem we dealing with a Black problem with a minority narrative and it's not helping us.	Thank you for your comment.
12	Michael Sullivan	<p>I would like to thank you Chairperson Hurlock for sitting down and meeting with us last week to hear our concerns. I want to thank Commissioner Washington, Parker and Harris for showing real concern with Section 3 Business Concerns. My concern is about my company. As a contractor, it's been a year since I had work as a JOC contractor. I got bamboozled out of 3939 Lake Park, I'm looking at this paperwork saying I was paid, I was for the four days, but in the comment it said I responded late, which is a lie, I was the first company out there. I had residents that I was ready to put back to work, and they called others to do the job who weren't certified.</p> <p>Also Altgeld Gardens, I didn't get access to Pope School, even this work that's being done. CHA has a fiduciary responsibility to Resident Owned Businesses, Section 3 contractors, to help us out.</p>	Your comment has been received.

13	Leonard Noble	I won't belabor the point, I want to touch on security. I am a former resident of CHA, I am a CHA contractor, I am in a lot of the developments, and I think Kates do a pretty good job. There won't be perfection, I want to make sure issues are addressed. The housing authority is where Black people can get a chance to work, and I don't want that to be missed. The training, the man is a State provider, he trains the public and his own employees, there is no perfection, but he's a State certified trainer, don't throw the baby out with the bath water.	Thank you for your comment.
14	Tamiko Holt	This whole Kates thing. Where is the upper management, executives from Kates? How much do they care about the contract? It's coming to a point, I don't agree a company should be bullied to become a union. Kates has his problems. He needs to do something about it, sign an MOU with everybody. CHA is a cash cow and people are used to the cash cow and they have been doing business like they have for some long and there are no repercussions. From the developers to security to management, they are so used to it. We started to see sunlight in the last administration but there was still sharecropping tactics, we need to figure it out.	Your comment has been received.
15	Calvin Jackson	I am a member of the Section 3 business association. Thank you Chairperson for meeting with us. I want to show my contractor's bidder license which it took two and a half months to get me and I hope it doesn't take two and a half months to get me some work. Item #10 we are looking at the staff that helped put this together, and there are some issues in the Procurement and Contracts department. There are some issues and the first is ethics and the second is racism. They don't like Black people. When you are looking into the people they gave the contracts to, I'm looking at two names here, the Hispanic Housing Development Corporation and Latin United Community, what is this, is there some magic going on? Is that like negro and colored are these the same people or what? Say who you are. Third thing, what's wrong and what's right with HUD and CHA? The contractors, you are giving it to developers and banks and you depend on general contractors to give us money, but they are in cahoots with unions. Work with HUD, we have talked with Matt in Capital, the rules need to be enforced to the developers, then from there go down to construction. Compliance, you have a fiduciary responsibility. We will be giving a list to the US Attorney Office of people in CHA who are criminals.	Your comment has been received.

16	Minnie Jefferson	<p>I am from 4227 S. Oakenwald and my issues are the same. Dissemination of information, management gets some things posted, I don't know where information is coming from, and I want to know who is supposed to be doing what with our building. We haven't been informed in a timely fashion. CHA is here to help the community thrive and we need information to do that.</p>	<p>The property manager is responsible for conducting monthly meetings with residents. All new information should be submitted to residents during the meeting and management is required to post information on the public bulletin board. The portfolio manager will audit to ensure the above procedures are being followed.</p> <p>Property management has been conducting regularly scheduled building meetings. Due to ongoing concerns related to COVID-19, building meetings have been temporarily postponed until further notice.</p>
17	Nikita Peden	<p>Security does not have enough training. I have been doing it for 20+ years, I know what I'm doing, but Kates do put people over there and they don't get proper training. We're doing training, and I don't have time to do it. We don't get paid for training. You know Joyce Williams, she worked for Kates and got fired. They are trying to stop her from getting unemployment. People want a union, but they are scared. Management there, at 3146 is terrible.</p> <p>Friday I worked and Saturday and Sunday, in that building we froze, we had no heat. I love my seniors, and it brought tears to my eyes that we were freezing. The conditions is ridiculous. Evacuation plan, we have one on the wall, how would we know what to do? We have bedridens, it's sad. The fire panels don't even work, the fire department knows that they are going off, but we don't.</p>	<p>Kates is a licensed security contractor that performs orientation and new hire training for all officers. All officers are required to undergo security training in order to obtain the State issued Permanent Employee Registration Card.</p> <p>Residents can report temperature concerns and incidents by contacting the property management company or CHA Emergency Services and these concerns will be immediately addressed.</p> <p>Evacuation plans are posted on every floor, and there is a copy at the front desk with security. Please note that during an emergency, the first responders assume responsibility for all actions including building evacuations.</p> <p>Staff has confirmed the fire panel in this building is fully operational.</p>

18	Raymond Richard	<p>I am the CEO of Brothers Stand Together, my question is, I see in item 10 all these developers, I want to ask you, why do all the Section 3 companies with residents who live at the sites, why don't they get the first chance? We are the last people to know what is going on, and most of the time we don't get the contracts in our own community. Every Section 3 contractor in these areas should be employed and have first dibs. I do construction and landscaping and I haven't been called once. I demand justice today. They are breaking ground on something else and I still haven't gotten word. You expect us to be in compliance, and we expect you to be in compliance as well.</p>	<p>The Section 3 tier-preference order is as follows:</p> <ol style="list-style-type: none"> <li>1) CHA residents that live at the construction/project site</li> <li>2) CHA residents at sites other than the construction/project site</li> <li>3) HCV/Scattered Site Residents</li> <li>4) Youthbuild (HUD Program)</li> <li>5) Low-income persons in the Chicago metropolitan Area.</li> </ol> <p>To answer your question, living at the site does give preference in the Section 3 Program. If you would like to stay updated on Section 3 opportunities, you are able to register using the Section 3 Business Concern Module, which will among other things allow you to review solicitations, notify prime contractors of your interest in CHA solicitations and ensure that Section 3 Business Concerns are reviewed by prime contractors in preference tier order and given priority in accordance with HUD's Code of Federal Regulations.</p> <p>Furthermore, we would like to know which development specifically you are referencing. If you are able to provide additional information, please contact Claudia Weems at 312-913-7806.</p>
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