



**Board of Commissioners Public Session
November 16, 2021 – Virtual Board Meeting**

	Name	Question/Comment	Response
1	Seke Ballard	<p>I am petitioning the Board to consider selling the CHA property at 4659 Cottage Grove, to my company Beta Financial Services. I am in the process of starting a bank in the neighborhood I call home. Until very recently I lived at 47th and King and I would often ride my bike down 47th to the lake and back and during those rides the economic disparity was always present to me whether it was boarded up buildings or drug dealers. My view was that 47th St. would never reach it's potential until there were collaborative efforts between residents and businesses. I have been engaged with CHA leadership since March 2020 to purchase, I had an LOI in place but we were offered no graces and we sought to get an independent appraisal of the property before in turned into a Purchase and Sales Agreement. Once I had the appraisal I was about to put forth a database offer in the PSA however James Bebley refused to even respond to my offer. It's not clear where the authority to not respond is derived. Meanwhile violence plagues the area and the location at Cottage Grove has a few more smashed in windows. The property has been vacant for years and it should be an anchor for economic development, but instead has become an albatross. We formally submitted our application for FDIC insurance and a State Banking Charter. A major tech company has signed on as our largest investor putting millions of dollars behind our efforts. We are planning to deploy \$250M in loans over the next five years with a particular emphasis on the local community. Your mission is to help low-income families and I am offering a uniquely powerful opportunity.</p>	<p>Thank you for your comment. COO Bebley addressed this property (4659 S. Cottage Grove) at the end of the Board meeting, and provided the following update: The CHA has marketed that commercial property with the assistance of CBRE real estate professionals. Working through CBRE interested parties may submit expressions of interest or offers to purchase the property. In the past CHA has considered and negotiated several expressions of interest and offers that have not resulted in firm contracts. However, the CHA recently accepted an offer to purchase the property and it is currently under contract.</p>

2	Carla Jackson	<p>I have an issue with Pangea it took me a month to get someone to come over here and stop this noise from the carbon dioxide detector I couldn't get up to fix it because it was too tall to reach. I called Pangea, they didn't show up, so I called CHA. Why is that if you pay your rent on time you don't get the services you're supposed to get on time. It is a two-way street and I am paying my rent on time so I should get the services. It took me calling CHA to get this done and I have a serious problem with that.</p> <p>My second issue is when you started giving out the vouchers, the Emergency Vouchers, for the homeless people there was a person on the Board that had a problem with you all giving it out, Ms. Washington, I just want to say to her is that why are you judging about who is giving out the vouchers to homeless people and you don't know anything about it. Just like if we got a voucher they deserve one too and my situation is don't judge a book by its cover, you don't know these people and you're already judging them.</p>	<p>Thank you for your comment and for informing CHA of the issue you were having. Both Housing Choice Voucher owners and participants alike have certain obligations when it comes to unit maintenance issues/repairs. In this instance, we're glad that Pangea assisted in this matter and sent someone to help you replace a battery you were unable to reach. If there are any other instances in which you think a landlord is not addressing a maintenance issue/repair in a timely manner, please reach out to client services so we can assist you as best we can.</p>
3	Tamiko Holt	<p>I hear you often talk about your mission statement and I know your mission statement and it is to leverage the power of affordable, decent, safe stable housing to help communities thrive and low-income families to reach their potential for long term economic success and sustained high quality of life I think you should add that applies for all except for Black family units. I say that to say this: I have been a CHA resident all my life until this year, now that I am not, do any of you know that? No, because it didn't happen by the way of your social service pathway, that you use as your own cash cow. You help out vendors and they grow their generational wealth off our backs. But CHA allows and participate in allowing the same population to be blocked in participating in economic growth in the same space they eat off us in. Shame on you. Just like that Roosevelt Square project you just spoke of and I don't understand why a lot of this stuff goes out of committee and you put in your Board meeting just a pass pass pass but you don't look at the comments before it. Do you guys know most of that contract is going to union and most of the Black owned contractors created in your space are non-union? Do you think that is by design as well? Do you even know these things that you vote on and willfully give our money on? You need to know these things and I don't think that CHA should keep getting a pass because you use these developers and then wash your hands of the situation. You willfully participate in killing our businesses and you need to be held accountable and look at yourself from within.</p>	<p>Thank you for your comments and feedback. CHA values the role Minority and Women-Owned Business Enterprises, Section 3 concerns, and small businesses play in helping us deliver quality, affordable housing. We will continue working to ensure that we and our contractors meet employment and contracting targets for these small businesses, CHA resident-owned businesses, and low-income community members.</p>