

**Board of Commissioners –January 21, 2025  
Public Comment Session**

<b>1</b>	<b>Name/Organization</b>	<b>John Paul Jones – Nature Trail Steward Consultant Grow Greater Englewood, <a href="mailto:trailsteward@growgreater.org">trailsteward@growgreater.org</a></b>
	<b>Comment</b>	Public comment will be centered on FY2025 budget spending and planning associated with the FY2024 CHA/IHDA appropriation ordinance.  We look forward to sharing ideas and information with your administration. In addition, we would love to accommodate your office with a briefing this Fall or Winter on activities underway along the scheduled Englewood Nature Trail.
	<b>CHA Response</b>	Thank you for your comment.
<b>2</b>	<b>Name/Organization</b>	<b>Otis Thomas</b>
	<b>Comment</b>	Would like to speak about ideals the Lathrop residents are asking not the outside groups.  One of the CHA residents was provided with funding to pay his rent, but for some reason I can't get the same. I was employed at Altgeld Gardens, but was let go. I was told by Related that I didn't have to pay rent. In August, I was told that I owe money. Here's the recording (on his phone) that I mentioned regarding his rent being paid.
	<b>CHA Response:</b>	Thank you for your comment. Mr. Thomas has settled his account.
<b>3</b>	<b>Name/Organization</b>	<b>Daniel Lopez</b>
	<b>Comment</b>	The rotation of the contractor list. The list seems to be imaginary, and people can just call and get work. It's manipulating, and some people had Eric Garrett's phone number, and they got jobs. I received nothing from the list. Others are getting \$100,000 for emergency jobs. PPMs are getting all of the flips. Ryan Ross never got back to us, we called Eric and Ellen too.
	<b>CHA Response</b>	Thank you for your comment. A summary report for both unit renovations and Capital projects has been created and distributed to all vendors within the pre-qualified pool. The summary report includes the total number of projects assigned to date for the respective report, number of projects rejected, and the current rotation order for all vendors. It also contains a listing of all vendors who do not currently have the contractually required insurance in place and the date they were removed from the rotation. The last table is the group of vendors not in rotation for other listed reasons. These summary reports will be updated every two weeks and issued

**Board of Commissioners –January 21, 2025  
Public Comment Session**

		to the vendors to create true transparency.
<b>4</b>	<b>Name/Organization</b>	<b>Jennifer Arreola</b>
	<b>Comment</b>	Is there a way that contractors can visibly see the rotation list so that we all can see where we stand? I think it would be helpful for us. Maybe put it on the website.
	<b>CHA Response</b>	Thank you for your comment. A summary report for both unit renovations and Capital projects has been created and distributed to all vendors within the pre-qualified pool. The summary report includes the total number of projects assigned to date for the respective report, number of projects rejected, and the current rotation order for all vendors. It also contains a listing of all vendors who do not currently have the contractually required insurance in place and the date they were removed from the rotation. The last table is the group of vendors not in rotation for other listed reasons. These summary reports will be updated every two weeks and issued to the vendors to create true transparency.
<b>5</b>	<b>Name/Organization</b>	<b>Bernadette Williams, LAC President Altgeld-Murray Homes</b>
	<b>Comment</b>	<ul style="list-style-type: none"> <li>• Over housed residents</li> <li>• Victim assistance</li> </ul> <p>VA is a joke. How can you still work at the place you were a victim at? That’s happening at Altgeld Gardens.</p> <p>When you did your tour, did you notice how many vacancies there were? We have a lot of 3- and 4-bedroom units vacant for almost two years, and the waitlist time is 25 years for a two bedroom.</p> <p>Flat rents are coming up, but if you can’t fix up the property, how can you justify flat rent increases.</p>
	<b>CHA Response</b>	<p>Thank you for your comment. The CHA follows all HUD guidance implementing protections under the Violence Against Women Act. Nothing in the act or CHA’s policies dictates where a resident can or cannot work.</p> <p>Improving occupancy is one of our top priorities. CHA is updating its unit turn processes and procedures for the property management firms. As we continue these updates, at Altgeld, vendors have been assigned to turn a portion of vacant units. Altgeld Gardens LAC and PPM will be informed when the vendors are scheduled to visit the site for the Joint</p>

**Board of Commissioners –January 21, 2025  
Public Comment Session**

		Site Meeting (JSM).  CHA updates flat rents in accordance with established HUD regulations. CHA cannot act outside of these regulations.
6	<b>Name/Organization</b>	<b>Jennie Newsome – LAC President, Senior South</b>
	<b>Comment</b>	Exterminators-Even though senior buildings are being treated for roaches and bedbugs, the infestation has not been eradicated.
	<b>CHA Response</b>	Thank you for your comment. Exterminators began a monthly extensive treatment of all common areas on February 3 <sup>rd</sup> . This service is in addition to the routine treatment occurring weekly as dwelling floors/units are inspected/addressed.  Exterminators have confirmed that there has not been an infestation of either pestilence since November 2024 with the aforementioned services being rendered as a precautionary/preventative measure.
7	<b>Name/Organization</b>	<b>Mary Baggett - LAC President</b>
	<b>Comment</b>	Community meetings-Community meeting organized by the LAC President are often cancelled by CHA.
	<b>CHA Response</b>	Thank you for your comment. Staff met with Mary Baggett on 2/21 to address and resolve outstanding issues related to canceled construction meetings.
8	<b>Name/Organization</b>	<b>Peter Holsten, President, Holsten Real Estate Management Corporation</b>
	<b>Comment</b>	Please join me in celebrating a milestone. We're on our last phase of Parkside of Old Town, which replaced the extension North at Cabrini. Our partner is Cabrini Green LAC with a 40%, GMC Construction, with 15 local hires from Cabrini. We will finish with 793 total units on 18 acres of land. 32% replacement housing, 26% affordable and 42% market/sale numbers are 263. I really enjoyed with the Cabini LAC. I have learned a lot and thank you.
	<b>CHA Response</b>	Thank you for your comment.
9	<b>Name/Organization</b>	<b>Rosetta Randle</b>
	<b>Comment</b>	Residents are being misled on their payment plan. Drug dealing in the building.
	<b>CHA Response</b>	Thank you for your comment. Ms. Randle is concerned regarding residents being offered payment plans on multiple occasions upon their failure to adhere to one previously. It has been explained that the confidentiality of each person in

**Board of Commissioners –January 21, 2025  
Public Comment Session**

		<p>question does not allow the information requested to be provided and that the proper process/procedure (see below) is being adhered to in all relative situations.</p> <p>The payment plan procedure is as follows:          -10% of the resident’s monthly income is determined (to be added to the already determined tenant payment)          -This amount is multiplied by the number of months in the lease term          -The above calculation is subtracted from the total amount outstanding/past due          -The remaining balance is required as a deposit to implement the payment plan</p> <p>*Each plan must be in writing signed by a member of the PPM management team and the head of household</p> <p>CHA consistently monitors Minnie Riperton in an effort to limit any drug activity. We perform drug surveillance and random ID checks on a monthly basis.</p>
<b>10</b>	<b>Name/Organization</b>	<b>Catherine Serpa</b> , President of North Central Scattered Sites/NW
	<b>Comment</b>	<p>Restore home program-Not in support of this program.</p> <p>I came here today to talk about HHDC Hispanic Housing, fraudulent work orders. On October 30, 2024, I held a meeting with numerous individuals regarding the fraudulent work orders that was discovered by a resident. I was told that we should have answers in 30 days, but that never happened. I was going back and forth with staff from PAM and we still haven’t received answers. On Jan 8<sup>th</sup>, I received an email that they were going to send what their findings were to an internal dept for further investigation. I don’t know what that means. Example, my investigation discovered that on 7.17.24 according that the job was completed 7.24.24, when in fact maintenance didn’t show up until 10.21.24. I informed OIG about this activity. We still have no answers.</p>
	<b>CHA Response</b>	Thank you for your comment. The work order allegation is being independently investigated by CHA’s OIG.
<b>11</b>	<b>Name/Organization</b>	<b>Arnetra Jackson</b>

**Board of Commissioners –January 21, 2025  
Public Comment Session**

	<b>Comment</b>	Issue to be addressed: The Chicago Fair Notice Ordinance pertaining to (30/60/120) notification for rental increase has been in effect since 2020. It is 2025 and CHA is still not following the ordinance. This is despite response to Alderperson in June of 2024 which stated CHA has not found the Ordinance to conflict with HUD regulations.
	<b>Response</b>	Thank you for your comment. CHA has been engaged with the City of Chicago regarding this ordinance. The City of Chicago has agreed that the structure of the HUD programs as administered by the CHA and its partners already provide adequate protections for CHA residents against unfair practices tied to rent increases. Therefore, no changes to CHA’s rent calculation process and procedures are necessary. While there will be no material change to CHA’s processes or procedures, a joint notification between the City of Chicago and CHA will be provided to residents during each recertification process. This joint notification is expected to start being issued later this year.
<b>12</b>	<b>Name/Organization</b>	<b>Irene Harris</b>
	<b>Comment</b>	General Contracting Pool
	<b>Response</b>	Thank you for your comment. A summary report for both unit renovations and Capital projects has been created and distributed to all vendors within the pre-qualified pool. The summary report includes the total number of projects assigned to date for the respective report, number of projects rejected, and the current rotation order for all vendors. It also contains a listing of all vendors who do not currently have the contractually required insurance in place and the date they were removed from the rotation. The last table is the group of vendors not in rotation for other listed reasons. These summary reports will be updated every two weeks and issued to the vendors to create true transparency.