



**Board of Commissioners –July 29, 2025
3030 W 21st Place**

Public Comment Session

1	Name/ Organization	Otis Thomas, Lathrop resident
	Comment	<p>In 2016 Lathrop Homes, the last LAC president refused to support defend the residents demand to keep traditional low-income programs in mixed income housing and refused to have a Lathrop resident meeting with CHA board after threatening to sign the new RAD form and last-minute forms to move to the north side mixed-income or be put on the streets. Before 2019, tenant patrol helped Lathrop CHA jobless residents pay rent; in return we got plenty of security job interviews and we helped CHA prove tenant patrol was more than just reporting crime and broken windows. Lathrop tenant patrol volunteered to help the janitors do their duties cleaning grounds, cleaning hallways, help with deliveries and storage, moving refrigerators and stoves from units because there wasn't enough janitors, even when they was on vacation, Lathrop tenant patrol helped Lathrop give cases of water to residents until 2am, food boxes to residents until 12am and fans to residents while being verbally assaulted. We gave our blood, sweat, tears and life for Lathrop tenant patrol because we chose to do that. CHA/HUD praised us; today they act like we never did a thing. Today CHA doesn't even allow the Lathrop CHA residents know about coats for kids and adults, free computer. No CHA board members came out to talk to me about my concerns and what Lathrop residents are telling me. CHA board members fail to understand that CHA has control over all Lathrop residents' civil rights and human rights before mixed-income. CHA and HUD made decisions without having experience of being under mixed- income long enough to see the flaws in mixed-income. My Lathrop residents group wants CHA to put the south side of Lathrop construction on hold. The plan is giving the 2019 Lathrop residents back the remaining 400 units south side of Lathrop and go back to traditional low-income housing, all utilities included except light bill, and using wall sockets air /heat is free, with all our 2019 CHA low-income rights. Remaining units could go to residents on the waiting list or the other CHA residents living on the north side of Related Lathrop. The Lathrop center can be mixed-income if units are built into it, but in all</p>



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		2016, residents said no to market rate, and we wanted the Cabrini deal to split the building with mixed-income and traditional low-income.
	CHA Response	Thank you for your comment. Mr. Thomas has previously expressed concern about the redevelopment activity at Lathrop Homes. He has been directed to the CHA development team as well as encouraged to build a stronger relationship with Related Companies, the developer and on-site property manager of Lathrop Homes.
2	Name/Organization	Juanita Stevenson and Tony Stevenson
	Comment	I'm back again from Oct 2024 meeting. The truth is coming out today, why my son Tony Stevenson lease was terminated. Related is wrong for what you did to us. Management gave the pass key to CPD and maintenance. Now I'm being threatened with eviction if my son visits. Shame on you for allowing this to happen. Do something. Stop covering for your partners.
	CHA Response	Thank you for your comment. Ms. Stevenson has been reminded that her son Tony Stevenson was evicted and barred from Lathrop Homes. She and her son met with CHA staff and received options for the family to ensure lease compliance for Ms. Stevenson.
3	Name/Organization	Jean McKinney
	Comment	I would like to thank CHA for the services they have received. I want to thank CHA; I have taken every opportunity that CHA has offered to us. At 76, I was given a scholarship, and I was able to start a small orchestra. We are making our own opportunity.
	CHA Response	Thank you for your comment.
4	Name/Organization	Jennie Newsom, LAC President, Senior South
	Comment	I came here to say fix your vision. We want people to live with dignity and respect and not be fearful of someone trying to destroy your character or make you think you are less than. I've represented senior south for the last 12 years. I have spearheaded many programs, and I ask for every senior in your region. I hope we will be able to carry on this legacy and



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		be more understanding. We are all human, and we must stick together for the betterment of CHA. As Safety and Security of the residents, and Management Companies do not acknowledge the CAC/LAC.
	CHA Response	Thank you for your comment.
5	Name/Organization	Julia S. Butler, Edith Spurlock
	Comment	<p>I want to talk about institutionalized elder abuse. No matter how much we complain, we get a blank look from those who may be able to assist. We have a blatant amount of theft. We were supposed to have cameras installed. People are coming in and out. I was given a violation because I sent an email. I want the violation eliminated.</p> <p>Following are topics that are important to me as well as all senior residents across the city:</p> <ol style="list-style-type: none"> 1. Senior and low-income housing units disappear after being promised to residents' pre-construction at Spurlock. While we sat in many tenants' meetings prior to the start of construction in the Spring-Summer of 2021, we were told that there would be a certain number of units set aside for the aforementioned purpose. Last week, a supervisor from L&M told me that wasn't true. I had contacted her [again] because it seemed that no one at CHA was interested in the complaints against our present property managers [also from Leasing & Management on Milwaukee Ave.]. Nicole Wright, her family and boyfriend occupy 5 of the 12 units promised. Ebony [don't remember her last name], the secretary and her brother [dope-dealing, Pitbull breeding] occupy two units. And an employee of Metropolitan Family Services, LaShell Beckton, occupies a unit as of earlier this year. That's 8 of 12. In the first six months of completion, a professor from DePaul and his family moved because of the noise, reefer and cigarette smoke coming thru his vents. Other market-rate occupants also moved out. This must be on record somewhere within CHA. Please know that I know CHA employees are being furloughed or laid off, after the reduction of State money by Trump last month. However, we – Spurlock residents –



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		<p>have caught hell trying to get our Section 8 certifications from the property managers, because of that “law” where they can’t lose occupants and have full occupancy no matter what. It might stay full if they were not so --- fill in the blank. But we have a legal right to our certifications, and they don’t send whatever info is necessary back downtown to complete the process. Many people have told me this since construction was finished in 2022 [for my bldg., 2640] and 2720, completed earlier this year. 2700 was also finished in 2022. We are already eligible for that, from my understanding.</p> <p>2. Rent payments being changed prior to any lease changes within its term. The amount was reduced twice in a 3-month period. Can’t that overage be paid to the tenant in one single payment, rather than in “drips?” I’m not the only person who this was done to them.</p> <p>3. Yesterday, I was told by a Van Buren employee [via email] that a camera on my floor had been /readjusted to include my front door, and to let her and others related know if I leave and anything comes up missing, so they can pull the video and find the culprit. And of course, I appreciate that greatly, although it’s taken 7 years to do. Therefore, I want to discuss not necessarily the length of time it took, but the fact that this needs to be done for everyone who lives next to a stairway. I’m on the south end of the building but the same is true for the north end. And there’s eleven [11] floors = 21 more. My neighbors deserve the same and I’d like to speak on that. They suffer from the same thefts that I do, with nothing being done about it. ”</p>
	CHA Response	<p>Thank you for your comment. The concerns of unauthorized entry and camera footage were addressed by the Safety and Security team regarding the safety of the residents. The camera was monitored and there was no video evidence that supports allegations of unauthorized entry into Ms. Butler’s unit. CHA takes allegations of elder abuse at Edith Spurlock Sampson Apt seriously but has not found evidence supporting these allegations. Ms. Butler is encouraged to reach out to the Resident Services Coordinator (RSC) at Edith</p>



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		Spurlock Sampson Apt to discuss her concerns. Further, there is a process for reporting elder abuse through the State of Illinois Department on Aging by calling 1.866.800.1409.
6	Name/Organization	Roberta Trotter, Lake Parc PI
	Comment	Residents are being asked for personal information to get a laundry card. Cash not accepted to load funds on laundry cards. Ledger system (Yardi) doesn't catch errors when incorrect information is entered. My concern is about the laundry. You have to use debit/credit, and they want too much information. It's shameful that residents that don't use debit/credit cards are left out. My next concerns Yardi. I have had several notices, and I think you should get rid of Yardi. The process is 85% of the problem, residents 15%. Recertification, your system only allows for \$400
	CHA Response	Thank you for your comment. CHA reviewed Ms. Trotter's file and verified that she is currently paying the correct rent amount. Management staff explained this process to Ms. Trotter.
7	Name/Organization	Dallas G. Pickett Jr., Lake Parc PI
	Comment	"I am requesting to speak at the next Commissioners Board meeting scheduled to be held on July 29, 2025. The content of my presentation is a follow-up to the request I made to the Commissioners when I spoke at the last Board meeting in May. I asked the Board to intercede and rectify my unjust removal as Vice-President of the CHA/CAC Senior South Local Advisory Council. I was removed by Senior South President Jennie Newsome because of fabricated lease violations brought forth by East Lake Management Company to evict me from my tenancy. At the Board meeting, I submitted documents to Ms. Lee Chuc to distribute to the Board which supported my innocence. Those documents included the decision of the Formal Hearing Administrative Judge to dismiss charges against me because the charges did not meet the criteria of lease violations. However, the CAC decided to ignore the ruling. Ms.



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		Francine Washington (CAC President and CHA Commissioner) stated to me the CAC is a separate entity and has different rules of governing than the CHA.”
	CHA Response	Thank you for your comment. Mr. Pickett’s reinstatement as an LAC member is up to the Central Advisory Council.
8	Name/Organization	Jerry Galvan Guzman
	Comment	Property Management Co. does not accept partial rent payments. I’m here to speak about nobody has helped me. There is no help offered by the CHA. They say they’ll help me, but I get sent to another place. My community, and everybody is trying to collect money from me.
	CHA Response	Thank you for comment. Thank you for comment. Mr. Galvan does not agree with his rental amount, based on the size of his apartment. His file has been audited twice by CHA personnel, and his rent amount found to be accurate per HUD regulations.
9	Name/Organization	Mary Baldwin
	Comment	Summer food program: From Rockwell, now Jackson Square. We have nothing, no community center, no food site. We have a small office. Managers only stay 3-6 months. Send somebody out, porches are falling.
	CHA Response	Thank you for your comment. CHA’s summer food sites are determined with the Greater Chicago Food Depository who receives funding from the State to run the program. If CHA does not have the required number of youth in a particular area to offer the program onsite, GCFD will not provide the food for that site. In these cases, as is true for Rockwell, we provide open feeding sites around the community where children can participate.



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		CHA has contacted Ms. Baldwin to coordinate a meeting between her, CHA staff, and members of the Eastlake Management team to understand community concerns and determine a path forward.
10	Name/Organization	Paul McKinley
	Comment	We want to make sure per Bill Clinton’s declaration, that every person that suffered under the crack cocaine epidemic would participate in the development of their community. That’s our right, and we’re going to make sure that we participate in it. I commend the young people here, but there are a lot of young people that aren’t here. Under Ben Carlson’s leadership, he put work in their life, but Lori took it away. We ask that no land be given away because that wasn’t under the PFT. We ask that no permanent member of the Board that the community placed on the Board be removed, it’s illegal, unless the community remove them. The PFT was not meant for tennis courts. We asked HUD to step in.
	CHA Response	Thank you for your comment. We should clarify a few points. The mayor appoints Board members, not the community. It is not illegal to remove people from the Board.
11	Name/Organization	Bernadette Williams, President
	Comment	Section 3, I’ve been reading the HUD regulations, but what about the labor portal over 5000 people that aren’t working. How do you report Section 3 Labor? I need a space for business. I was told that I must be doing something. I want to use it for my security company, and I need help.
	CHA Response	Thank you for your comment. CHA is allowed to enter into third-party agreements for normal uses associated with the operation of public housing or agreements unrelated to normal uses (such as those that offer civic/community benefits) with HUD approval, but it



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		should be noted that operation of a personal security company would not meet the criteria for an allowed use of a dwelling unit.
12	Name/Organization	Mary Baggett, President
	Comment	ABLA project is on pause, and it has gravely failed residents. The contract wasn't and hasn't been fulfilled because ABLA is at a halt due to CHA employees not honoring the agreement. some contractors CHA agreed upon did not want to hire individuals from the community which lead to an investigation on the ABLA project. The investigation was caused by a young lady who was unionized whereas she shouldn't have been on the project because in the agreement ABLA project is non-union project, simply because the Chicago Fire project was to be union. Now the completely built Chicago Fire sits on CHA land facing ABLA, and its residents are still in the same stand-still position. We are back to now needing project drawings which CHA had already an architect to complete drawings for the ABLA project, but I'm being told that CHA staff didn't want to pay the vendor who did the drawing.
	CHA Response	Thank you for your comment. We know the starts and stops have been frustrating. When concerns were raised by the LAC and others, CHA paused work to address the process and design issues and to ensure we deliver what was agreed upon – a full gut rehabilitation. CHA remains committed to moving forward with the full gut rehabilitation of all 330 homes with quality, dignity, and safety at the center. At the July 8th LAC meeting, CHA communicated the need to secure an architect to complete the drawings required to resume construction. CHA is now finalizing a contract with an architect who will begin work in September. Permitted drawings are expected to take approximately 14 weeks before the city begins its review process, which will enable CHA to: Resume construction work in Phase 2, targeting March 2026 construction start, after the drawings are approved and



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		<p>permitted; and Solicit architects and vendors to complete design and construction on Phases 3-8 of the full gut renovations.</p> <p>These critical steps reflect our course correction from past decisions that did not meet CHA standards. We will continue to share updates on the revised timeline as well as timing around specific phases of work, with both the LAC and all Brooks Homes residents as soon as this information is available. CHA remains committed to completing the full interior and exterior renovation of Brooks Homes. Our shared goal is the same: quality homes and improved community space that will benefit residents for years to come. We appreciate your patience and partnership and will keep you informed as we work diligently to reach key milestones on this project.</p>
13	Name/Organization	Tamiko Holt/LAC President Charnae Harmon
	Comment	I would like to speak at the commissioner’s meeting on behalf of the HRC about the appointment of the new CEO.
	CHA Response	Thank you for your comment. Ms. Holt will be registered to speak at the upcoming meetings.
14	Name/Organization	Robert Baker
	Comment	What is my status on the wait list?
	CHA Response	<p>Thank you for your comment. CHA explained the reason for Mr. Baker’s withdrawal from CHA's website. Additionally, we suggested that he might consider applying for other housing options available through CHA using the following link:</p> <p>https://www.thecha.org/properties.</p>
16	Name/Organization	Barbara Seals PBV
	Comment	What is the status of my PBV housing application?



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	CHA Response	Thank you for your comment. An Informal Review occurred in August, and Ms. Griffin was reinstated onto the waitlist.
17	Name/Organization	Jose L Santos & Lesbia Santos
	Comment	My family is being forced to abandon the [non-CHA] building they currently reside in due to City Code Violations.
	CHA Response	Thank you for your comment. The building in question is not a CHA property. CHA suggested that Mr. and Mrs. Santos apply for other housing options available through CHA. These options can be viewed on CHA's website using the following link: https://www.thecha.org/properties .
18	Name/Organization	Tammy Griffin
	Comment	I am asking to be reinstated on the HCV Program waiting list. I didn't receive any documentation.
	CHA Response	Thank you for your comment. An Informal Review with Ms. Griffin occurred and she was reinstated on the waitlist.
19	Name/Organization	Donna Vasser, Lake Parc PI
	Comment	She wanted to urge CHA Board Member to investigate and address the following: <ol style="list-style-type: none"> 1. The doors at both properties, especially the rear doors that are always broken. 2. The Security Guards are not providing any sense of security: <ul style="list-style-type: none"> • They do not have safety protocols in place. • They do not monitor the building rear doors. 3. On Thursday, July 24, 2025, the interior of the building was vandalized. Floors 10th through 15th were sprayed with fire extinguishers. Yet, the Security Guards did not



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		notice that several non-residents entered the building and while it was being vandalized.
	CHA Response	Thank you for your comment. The door was previously repaired and working. However, the contractor was on sight the morning of August 29 th to repair the door once again, so the door operates more efficiently.
20	Name/Organization	Betty Thompson, Lake Parc PI
	Comment	Urging the CHA to complete the repairs it started at both buildings. The elevator panel was replaced with a smaller one. But the wall around it is not repaired. The roof of the building at 3983 is leaking causing undue damage.
	CHA Response	Thank you for your comment. CHA's in-house elevator professional performed an inspection the week of August 18 th . While on site, the inspector met and spoke with Ms. Thompson about the concerns with the elevator panel as evidenced by the photo. The property management firm will have the wall around the elevator panel repaired. A roof assessment was conducted by CHA Construction and Operations on August 29 th . The roof leak has been abated, and no leaks are being reported at this time.
21	Name/Organization	Mr. Cash
	Comment	Please provide a status for the approved transfer per my Reasonable Accommodation (RA) to be housed in the North or Northwest side of Chicago.
	CHA Response	Thank you for your comment. Mr. Fred Cash's request for RA has been approved for placement on the Northwest side of Chicago. Mr. Cash was informed that there are a considerable number of residents with approved RA who are ahead of him in the placement queue.



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22	Name/Organization	Roberta Trotter
	Comment	<ol style="list-style-type: none"> 1. The laundry card at Lake Parc Building requires a debit card to acquire one. 2. The month of her lease renewal has been changed several times, causing a higher rent payment. 3. Not understanding the reason for outstanding rent amount and thereafter a rent credit. Medical expenses are not accounted for as a complete deduction.
	CHA Response	Thank you for your comment. Upon reexamination, Ms. Trotter's annual income increased, which resulted in the rent amount increasing. The medical expenses are included. The management staff explained the process to Ms. Trotter. She is currently paying her correct rent amount.
23	Name/Organization	Grown Greater Englewood
	Comment	<p>Grow Greater Englewood (GGE) is a social enterprise food and land sovereignty organization working to ensure healthy and productive living in the Southwest Region of Chicago. GGE is engaged in urban farming, open space and green space strategies, and recently established a Community Land Trust organization.</p> <p>Ordinance on window and door security system</p> <ul style="list-style-type: none"> • Professional Property Management Services • Professional Property Management Services - Region Four (4) • Amended and revised Board Bylaws of the CHA • Presentation from closed-door session relative to personnel <p>The above-Board actions contribute to our regional interest with CHA to pursue FY 2025-26 Missing Middle Housing Programming, HED and CHA-IHDA Bond Initiatives, obtaining a Federal Opportunity Zone designation, and action to replace scattered site units removed as part of the Norfolk Southern Railroad Expansion.</p>
	CHA Response	Thank you for your comment. Chief of Staff, Kemena Brooks, reached out to Mr. Seals via email responding to the letter and offering to meet and tour Englewood Village Plaza.