



**Chicago Housing Authority  
Board of Commissioners Public Session  
November 15, 2022 – CHA Central Office, 60 E. Van Buren**

	Name	Question/Comment	Response
1	Otis Thomas	<p>I am here to talk about the wrongful hiring at Lathrop Homes. In 2000 HUD, CHA and CHA Board members and the LAC President got together and agreed that residents would be able to work on the redevelopment project. During that time residents from one development could not work at another development. In 2020 that changed. Nobody tried to stop them. When that happened, my opportunity was gone and I feel like you should get involved and find out why did they change that. At Lathrop they are not hiring Section 3 for all jobs. All Lathrop residents are tier one, and the agreement was that Lathrop residents would get this work. I was just told I might never get a job at Lathrop.</p>	<p>Thank you for your comment. The Section 3 requirements you are referring to were modified by the U.S. Department of Housing and Urban Development (HUD) in 2020, and CHA follows the updated regulations. Section 3 hiring at Lathrop is in compliance with HUD regulations. Additionally, CHA staff has worked with you to connect you with contracting and employment opportunities, and we remain committed to creating economic opportunities for Section 3 Businesses and workers. Please remain in touch with CHA's Workforce Opportunity Resource Center team at 773-342-WORC (9672) and <a href="mailto:WORC@thecha.org">WORC@thecha.org</a>.</p>
2	Maxine Parson	<p>I live at Lake Parc Place. I've been in Bronzeville all my life. I live at 3983 S. Lake Parc because I choose to. I am so upset that the building I am in, for the past two years we've had one elevator working, and only two laundry machines are working. I'm too old to walk down steps. You say the welfare of residents is your priority, let's get it done.</p>	<p>Thank you for your comment. Elevator modernization projects at both buildings at Lake Parc Place are close to completion. At the 3983 building, both elevators have been modernized and returned to operation, and CHA is working to complete the interior cab finishes and then will perform final inspection. At the 3939 building one elevator has been modernized and the other elevator is still under construction and as of Jan. 11, 2023, we expect that elevator will be returned to operation in the next few weeks. Once returned to operation, the elevators interior cabs will be refinished, and final inspection will occur. We do apologize for the inconvenience that offline elevators have caused for residents, however, after the modernization project has been completed, CHA expects that overall elevator reliability will improve considerably.</p> <p>Concerning laundry services, CHA is in the process of establishing a new contract for comprehensive laundry services, including machine replacement for all family properties in the first quarter of 2023.</p>

3	Jennie Newsome	<p>I am here about the safety of our building. Kates is failing to meet basic needs in senior buildings. Lack of professionalism and a lack of respect. They are usually late to work and talking on their phones and become combative with workers and residents. This is something to address, keycards that work in all buildings. Also in our parking lots, some gates work and some don't. Catalytic converters are being stolen.</p>	<p>Thank you for your comments. CHA's Safety and Security team has met with Ms. Newsome since the Nov. Board meeting in order to address her specific concerns. It is our understanding from speaking with Ms. Newsome that many of these concerns surfaced during the transitional period in which CHA implemented new security contracts portfolio-wide. The transition has stabilized, and CHA has addressed the noted concerns with Kates. CHA has a security contractor now patrolling parking lots at all senior properties to improve safety and further prevent theft.</p> <p>If any resident has any safety and security concern, please contact CHA's 24-hour Emergency Services Operations Center at 312-542-8850. For emergencies and to report crime please call 911.</p>
4	Maner Jean Wiley	<p>I'm a resident of Hilliard. My PUI money, I received money for 2030 S. State and 2031 S. Clark. I have four buildings, two senior and two family. Me and Mary Baldwin met with Gene Jones and that's how mixed income got PUI money. I do not receive PUI money for my senior buildings. My biggest concern is that we are going RAD, I did Phase 1 and Phase 2, nobody in this audience sat in when me and Peter Holsten did mixed income. No one has met with me, last meeting I had was with CEO Bebley. I call and speak with Ann quite a bit. If anyone touches Hilliard without my approval, I'll go to DC and HUD. I go through protocols, I'm asking for that respect. I have a right for an attorney, and I haven't heard from anyone.</p>	<p>CEO Scott addressed this at the Board meeting and stated the following – We have not made any plans at all to convert Hilliard to RAD, so you have not missed out on any meetings discussing it, since those haven't happened. If and when that decision is made, we will follow all appropriate regulations and we will communicate with everyone involved, regarding that plan. But to reiterate, we do not have any plans for RAD conversion for Hilliard Towers at all.</p> <p>The day after this Board meeting CHA staff reached out to Ms. Wiley regarding the Tenant Participation Funds ("PUI money") available to Hilliard. CHA confirmed that funds were allocated for all four of the properties Ms. Wiley referred to, including the family and senior buildings at Hilliard. The funding level for those allocations is \$15 per unit. CHA communicated the number of occupied units and total budget available to Hilliard.</p>

5	Melvin Bailey	<p>I want to partner up with CHA for affordable housing, and we have already with the City. City of Chicago provided us with workforce development money and we're going to hire the guys right there on the corner and give them on the job training. We're taking people from the area and helping them to learn some skills. I don't want them to be laborers, we're going to train them. We're a true grassroots organization. I'd like to invite you all to come out to the development so you can walk through and have a look and see the young men's lives that we have changed. Ann Mckenzie came through and saw an eight-unit that we did. Once the aldermen and everyone came out, they said wow you guys can we really do it. We're just asking for an opportunity. We're here to change lives. I told the young guys, give me that gun and I'll give you a hammer or drill to change lives. The name of the organization is Citizens Building a Better Community.</p>	Thank you for your comment.
6	Tamiko Holt	<p>Please stop letting these vendors come up here and use their terminology with you and not ask specific questions about the job descriptions that they're doing. I listened to the environment contractor and not one time did he explain exactly what it is they do. A lot of that stuff has a lot of terminology about what they do, but it only takes a month to be trained for the job and everything else is experience and you make good money. You're throwing a lot of money away and you're not getting anything in return for the Section 3 population. They make it look like something it isn't you need experience and base training. I've been working on three proposals since June and now as I understand it my apartments have been squatted, and I am supposed to be doing work on them. I have a problem because you didn't see that coming. I forewarned you and now we're here. A lot of the stuff you go through can be avoided by being proactive and the management companies should be investigated because they aren't doing their jobs to ensure units are secure. You need help, you need outside of the box help.</p>	Thank you for your comment.
7	Donna Vasser	<p>I am the building president of 3983 S. Lake Parc and I am here with concerns regarding residents in our building. I know CHA promotes safety and security, we have two individuals who have been causing havoc and have been trying to get into senior's apartments. They have attacked employees on the property and residents. They do it if they feel like doing it. This is invading my safe space that I am entitled to. Commissioner Washington is familiar with this situation, this has been going on too long. We need some action taken in regards, my next step is Department of Aging, HUD, the Mayor and media.</p>	Thank you for your comment. Resident safety and security is a top priority and this case has been reported to CHA's Legal department. An investigation is ongoing, and CHA will proceed in accordance with policy and procedure in order to ensure resident peace and safety.

8	Betty Thompson	<p>[Written Comment]  Washing machines and elevator issues at 3939 and 3983 S. Lake Parc Place. Washing machines are constantly breaking down (commercial machines are needed) and only one elevator is operating at each building.</p>	<p>Thank you for your comment. Elevator modernization projects at both buildings at Lake Parc Place are close to completion. At the 3983 building, both elevators have been modernized and returned to operation and CHA is working to complete the interior cab finishes and then will perform final inspection. At the 3939 building one elevator has been modernized and the other elevator is still under construction and as of Jan. 11, 2023, we expect that elevator will be returned to operation in the next few weeks. Once returned to operation, the elevators interior cabs will be refinished, and final inspection will occur. We do apologize for the inconvenience that offline elevators have caused for residents, however, after the modernization project has been completed, CHA expects that overall elevator reliability will drastically improve.</p> <p>Concerning laundry services, CHA is in the process of establishing a new contract for comprehensive laundry services, including machine replacement for all Family properties in Q1 2023</p>
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