



**Board of Commissioners – September 12, 2024
Public Comment Session**

1	Name/Organization	Debbie Tatum
	Comment	<p>"I would like to address the committee as follows.</p> <ol style="list-style-type: none"> 1. My doctors note that was provided to everyone to have me relocated. 2. Who are monitoring the property managers, portfolio managers, and the portfolio managers. 3. Why can't I get the correct information or the correct papers when it comes to filing a grievance or a formal hearing. 4. My section 8 was taken from me to apply why? 5. Un habitable living conditions 6. What measures are put in place to ensure the residents health and safety when not in a Chicago housing building. 7. My medical papers were given to Brian Barnes of Chicago housing authority I have sent emails, explaining my living conditions and my health issues he sent a message while I was at 60 Van Buren stating he will have a answer by the end of that day never received anything is this the correct person or can I be provided the contact information. 8. No air again for days had to be escorted out to the emergency room because my unit was 95% and in the hall was much hotter aske the fire department this happen this past weekend of August 2nd. 9. Who is responsible for my living conditions when they are at this point. 10.chicago housing authority or mercy housing when you have to continuously leave your unit for unlivable conditions 11. Why am I still there after I have provided an urgent medical letter to relocate me."
	CHA Response	<p>Thank you for your comment. CHA's Accessibility Specialist sent you a letter that provided instructions on filing a grievance regarding the denial of your reasonable accommodation and emergency transfer.</p> <p>In response to your reports of mold, a third-party company performed an inspection, and there were no mold findings. Staff and building management have had grievance meetings with you to clear up any miscommunication or issues that need to be addressed. As issues are raised, management has and will continue to address your work orders.</p>
2	Name/Organization	Edmund Anthony Vasquez



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	Comment	<p>I have asked on numerous occasions that I Edmund Anthony Vasquez Sr, am requesting that all my documents with all the persons handling our case be sent to me. By law, CHA is required to send all our documents upon request. Your policies do not overturn the law. "</p> <p>Old Address: 6100 S Wabash Ave, Apt. 2D, Chicago, IL 60617</p> <p>Your policies have taken away people’s constitutional rights. It is your policies that have put us in these conditions under a systemic racist system. Why do I have to take CHA to federal court to resolve issues that should have been handled. Why wouldn’t our unlimited credit grants kick in while these consumer transactions are being implemented by CHA which has received and possibly still receiving funds on our behalf?</p>
	CHA Response	<p>Thank you for your comment, Mr. Vasquez. CHA staff notified you that 410 pages of documents have been prepared, printed, and are ready for pick-up.</p>
3	Name/Organization	<p>Otis Thomas</p>
	Comment	<p>I want to apologize to Lorne Green for the hard time I was giving him. I came here today to talk about Lathrop Homes. The anniversary is approaching with the CHANGE program. Residents that live where development was underway, they had opportunities to get employment. In 2021 Lathrop & Cabrini Green residents can’t get hired, but other residents had their financial chances, and it made changes in their lives because they were able to work during multiple phases of the project. That’s not fair, and with this anniversary coming up, need to speak about this.</p> <p>We are having issues with the management at Lathrop. Logan Square Lathrop Leadership have much more info, than leadership and residents, in fact we have to get our information from them. They don’t speak for me, and I should be at every meeting. In the beginning of the Plan for Transformation, none of those residents had skills to work on the southside properties. But when it came to property up north, we got taken advantage of. I’m the only resident in the labor union, and I was told that I was too old by Tam Adventures. I told you all about it, and I’m still waiting for somebody to give me answers. Age discrimination was inflicted upon me.</p> <p>And it’s through Logan Square Lathrop that we found out FamilyWorks is being removed along with the YMCA. We don’t have no representation at Lathrop.</p> <p>The southside of Lathrop should be 100% public housing. Eviction notices are being sent, and we don’t have leadership over there. I want to be the spokesperson for Lathrop Homes. Related Management Co lied to us.</p> <p>We need more CHA owned apartment complexes on the north side to Uptown</p>
	CHA Response	<p>Thank you for your comment. There is a transition with the FamilyWorks program because Lathrop is one of our mixed-income developments. CHA's internal team of Service Coordination Specialists in the Resident Services Department will continue to provide FamilyWorks services to residents in mixed-income properties, while traditional family properties will continue to be served by CHA's contracted FamilyWorks providers. All families also continue to be eligible for various programs offered by CHA, including workforce services, paid summer youth opportunities, free or no cost tuition at City Colleges through Partners in Education, and the CHA</p>



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		<p>Scholarship program, LevelUP (asset building), and Home Ownership Made Easy programs such as CTO and DPA. For a more comprehensive list of programs offered by CHA, please visit the CHA website at www.thecha.org.</p> <p>Mr. Otis, information regarding updates on Lathrop 1C and opportunities through the Section 3 initiatives was resent to you the week of September 30th. The CHA Development team will coordinate resident meetings to share possible employment opportunities available during the 1C development phase at the end of the first quarter of 2025.</p>
4	Name/Organization	Donna Vasser
	Comment	I am the building president at Lake Parc Place. My concerns are about a particular family that resides in the building (unit 501). These people are a menace to our property, and I am here to represent not only myself but residents in my sister building, 3939. This family has harassed and terrorized residents. (My video wouldn't play the event that occurred July 30th.) They need to be evicted, and the daughter has been barred, but she still comes back and fights with her mother. This is affecting my mental and physical well-being.
	CHA Response	Thank you for sharing these safety concerns. CHA cannot publicly comment on individual units and participants, but our Safety and Security team is aware of and following up on reported issues. Staff informed you that property management is enforcing lease compliance matters and engaging CHA's legal team where necessary.
5	Name/Organization	Rev. Randall K. Blakey President of the Cabrini LAC Community Development Corporation
	Comment	<p>Urgent matter concerning the safety and security of the residents residing at Cabrini.</p> <p>I stand before you today for truth, humility and justice. CHA has the responsibility and mandate to provide safe and secure housing. Humility requires this mandate. Justice requires that CHA offers measurable and sustainable solutions to those shortcomings. My neighbor to the west of me are the residents of Cabrini rowhouses. For the last few months these neighbors have been inundated with all sorts of violence. In August, I made CHA aware of parties that were going to be had in the row houses, by individuals that do not live in the rowhouses. These parties start at 8:00 and go into late in the morning. At these parties a person was killed. I started communicating with people at 4:30a. There were so many people in the street that the ambulance couldn't get through. I have contacted CHA about these people that are not residents. I'm committed to being at every meeting until then. CHA should be able to identify residents that live there. Bullets are coming through resident's windows.</p> <p>There is a Cabrini Now project, and I told Development staff that I'm concerned about asbestos in the rowhouses. There is no plan for the remediation of asbestos. I want to make sure that when that development takes place, that the remediation of asbestos that the dust is not allowed to enter other units.</p>
	CHA Response	Thank you for your comment. CHA takes safety issues seriously, and we are committed to working with CPD and the broader community to address challenges in this neighborhood. After September's Board meeting, CHA convened a meeting with you, resident leadership, and CPD to discuss safety at Cabrini, nearby privately owned properties, and potential solutions. CHA will continue those discussions with CPD and identify action items to improve neighborhood safety.



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		Regarding redevelopment efforts at Cabrini, we appreciate your concern. CHA takes environmental safety seriously when conducting renovations and redevelopment work. We engage environmental professionals to assess sites and buildings before work is performed, to develop abatement and remediation protocols, and to monitor the work.
6	Name/Organization	Rosetta Randle, Building President, Minnie Riperton
	Comment	Residents are in violation of their lease by letting drug dealers move into their apartment. Tenants' apartments are extremely cluttered. These issues have been brought up to management and no actions has been taken.
	CHA Response	Thank you for sharing these concerns. CHA's Property Management team has communicated with you regarding your concerns. Management has worked closely with the CHA Safety and Security team to monitor households suspected of contributing to safety challenges and suspicious behavior. As it relates to clutter, property management diligently issues violations to leaseholders. In cases where residents need special support, management engages Resident Services Coordinators. The status of these efforts is confidential.
7	Name/Organization	Arnetra Jackson
	Comment	I'm here today representing Legends South, Gwendolyn Place, because I have emailed property management for the last couple of years about issues with property upkeep. It was my understanding that the reason MI development is to not have a repeat of Robert Taylor, Stateway projects as far as crime is concerned. Property management continue to ignore the concerns of residents. My vehicle as well as other vehicles have been broken into. Saturday, around 1:30a, I woke up to my bell being rung and my intuition told me to go check the parking lot. I discovered four police officers there to recover a stolen vehicle that was parked in the parking lot for months. According to the rules of the parking lot, vehicles are to be registered with the office and have appropriate stickers. I have sent emails, and I was told by management that I am not the parking police. These issues have now led to our property becoming a hot spot. Our property managers are the Michaels Organization.
	CHA Response	Thank you for your comment. Ms. Jackson, your parking concerns were discussed during a resident meeting on September 26th, 2024. We emphasized the importance of residents reporting any observed issues and encouraged them to notify the authorities when necessary. Additionally, we have contacted the tow service to increase patrols and address vehicles parked without the appropriate stickers. We will continue to hold resident meetings to address any ongoing concerns.
8	Name/Organization	Jennie Newson
	Comment	Blind residents and drug dealer living in senior buildings. I'm here to address security and the lack of security. Our senior buildings are becoming New Jack Cities. Unarmed security guards call the presidents down. When we call ESOC # it takes 10 minutes. Not sure what's going on with property managers allowing these drug dealers in, but we have more drug dealers than anything. My property manager was threatened twice before noon. We had an old man overdose, he was given Narcan and came right back (for more drugs). You cannot turn our senior properties into this. We have residents that are blind, amputees that are being taken



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		<p>advantage of. And this is from illegal people coming there claiming they are there to help. CHA you have a problem that will be a larger tragedy than Cabrini Green.</p>
	CHA Response	<p>Thank you for your comment. The Safety and Security team has followed up regarding the units you believe are involved in suspicious activity. We had security contractors increase supervision of the property. We did not observe any open drug activity. Staff also performed quality assurance checks on the security desk and their guest registration procedures.</p>
9	Name/Organization	Mike Sullivan
	Comment	<p>I attended May Board and spoke to CEO Scott and Eric. I was on the Sheffield affordable project. I spoke to Anne, met with her in July and Aug. My concern is we walked the job, I was supposed to get a proposal in two weeks, never received the drawings. I have to bid against two outside contractors. They are already on the project doing the job because there are twin towers. They have an advantage over me because they know what the numbers are. I don't know where to go from here. I'm discouraged and deprived indifference being placed upon me. Why am I not receiving any projects? It's not just me, it's other contractors too. CEO said she will personally get involved.</p>
	CHA Response:	<p>Thank you for your comment, Mr. Sullivan. CHA staff have connected with you directly, and you have received new contracting opportunities with CHA and continue to bid on competitive solicitations. Thank you for your partnership with CHA.</p>
10	Name/Organization	Irene Harris
	Comment	<p>I stand before you again today as it is unfortunate that this is the only platform to raise concerns, and possibly attain some form of a resolution. Because when you leave the board meeting, then it's back to business as usual, and you being placed in idle mode. For instance, my questions from the May 21st Board Meeting have yet to be answered. There is no sense of conformity as 99% of staff do not answer their phones or respond to emails when you have questions related to your project. Your project will remain on hold until they deem fit to decide. Also at the May 21st meeting, it was clarified that task orders will be assigned at CHA's discretion when it came to the initial maximum not to exceed amount. With vendor contract amounts already being set in the B2G for one year, and tier ones at \$449,999. When does CHA's discretionary measures begin or when are they put into action? Is discretion only made to certain vendors as certain vendors have received more than one task order or is it tier specific? Tier ones are capped at the initial base term for the duration of the contract. This affects a contractor opportunity to graduate to the next tier. How do you graduate to the next tier when you can't get projects? The time span is 1 to 3 weeks and unreasonable.</p>
	CHA Response:	<p>Thank you for your comment. The Building Operations Department corresponded with Ms. Harris regarding the status of her current payment for a completed project as well as to confirm the new Project Lead for an active project at Lake Parc Place to work out the start date. In addition, further explanation was given regarding the rotation methodology used in the general contracting pre-qualified pool. The vendor was paid in early October.</p>
11	Name/Organization	Ms. Landhart
	Comment	<p>Hello Ms. CEO, residents are not just uncomfortable during the DNC, they're uncomfortable every year with these management companies. Rats, roaches and everything in between, specifically Eastlake management. On September 9th, me and a few other women that were here were sexually assaulted by the doorman that they pulled from the alley. He was only there for three days, but he was rubbing on me and</p>



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		<p>other woman in the building. He continued to follow and harass me. This is what's going on in CHA.</p> <p>Seniors are being mistreated as well in these buildings. One in particular is Ms. Aaron who lives in Ella Flag. She has lived there over 20 years, and she hasn't had hot water for more than nine weeks. And that is under Hispanic Housing. You really need to do things within the buildings.</p>
	CHA Response	<p>Thank you for your comment. Property Management performed an inspection on September 12th. All water sources were checked and worked for both hot and cold water. Additionally, there was no record of the resident ever notified property management that she had been without hot water recently. The building is on a recurring pest control schedule, and don't hesitate to contact on-site management for remediation when additional work is necessary. Safety and Security has followed up with you directly regarding claims of sexual harassment by a contractor.</p>