



CITY OF CHICAGO



BYRON SIGCHO-LOPEZ  
ALDERMAN, 25TH WARD

Committee on Housing and Real Estate  
Monthly Rule 45 Report

Pursuant to the Rule 45 of City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following report for May 2024. On Wednesday, May 8<sup>th</sup>, 2024 at 1:00 pm, the Committee on Housing and Real Estate held a meeting at City Hall in Council Chambers.

**The following members were present:**

Alderman Sigcho-Lopez (Chairman) (25)  
Vice-Chair Mitchell (7)  
Alderman La Spata (1)  
Alderwoman Dowell (3)  
Alderwoman Harris (8)  
Alderperson Fuentes (26)

Alderwoman Rodriguez-Sanchez (33)  
Alderman Villegas (36)  
Alderwoman Clay (46)  
Alderwoman Manaa-Hoppenworth (48)  
Alderwoman Hadden (49)

Remote Participation: Alderman Moore (17), Alderwoman Taylor (20), Alderwoman Scott (24), Alderman Burnett (27)

The following members were absent: Alderman Robinson (4), Alderman Quinn (13), Alderwoman Tabares (23), Alderman Ramirez-Rosa (35), Alderwoman Mitts (37)

The following non-members were present: Alderwoman Lee (11)

The Chairman called the meeting to order at approximately 1:24 pm after a slight delay. After quorum was established, the Chairman accepted a motion from Alderwoman Dowell to allow for remote participation by Alderman Moore, Alderwoman Taylor, Alderwoman Scott, and Alderwoman Burnett, which was approved by the same roll call as was used to establish quorum. There were twenty-three public speakers and ten written comments for items posted on the agenda.

**Public Comment:**

- Peter Czosnyka, 45<sup>th</sup> Ward resident, spoke about the City Council members opposed to the housing projects on the Northwest side located at 5150 N Northwest Hwy and 8535 W Higgins Ave.
- Tanisha Williams with the Lugenia Burns Hope Center spoke about the lack of affordable housing and the empty promise to fill those vacancies.
- Leslie Kniskern, neighbor to a CHA scattered site location at 2956 N Oak Park Ave, spoke to the issue of CHA's neglect of these properties.

- Lindsey Graves, President of Vivian Carter Apartments, spoke to the consistent issues found in his apartment building that have negatively impacted the lives of the residents who live there.
- Tiwon Sims spoke to his personal struggles with housing insecurity and navigating the shelter system.
- Vianna C. Little with Fresh Start Home CDC spoke to improvement that can be made to CHA's voucher program through her family's own experience with the program.
- Brenda Moore, a senior living at Dearborn Homes reported on broken elevators, rat infestations and other long-term maintenance issues with her building.
- Jessica Jackson spoke about the lack of opportunities for black families to have generational wealth through homeownership.
- H. Demetrius Bonner spoke on the lack of oversight in public housing and the need to have a citizen oversight board to ensure enforcement of regulations are regularly completed.
- Joyce Barnes resides in a CHA senior building and reported that for the last few years they have not had fully functioning elevators in their building.
- Nicholas Alvarez spoke about his personal experience with homelessness, living in a subsidized housing unit and an unpleasant interaction with CHA employees.
- Marcell Williams resident at Mercy Housing, brought up the issue of grave public safety concerns after several of his neighbors were shot outside the front doors and their property management's lack of concern to the request for all residents to be provided with a key to access the building.
- Juanita Fité, resident at Dearborn Homes spoke of the lack of attention and maintenance that is being provided by the property management company in charge.
- Deborah Tipps spoke to her experience of being on the CHA waiting list for over 9 years and disapproved the actions taken by CHA in terms of land dispositions.
- H. Houston, resident of the CHA, spoke of the lack of wrap-around services that numerous CHA residents are in dire need of as well as the mismanagement of porch construction that took place at her residence.
- Bernadette Williams, LAC President of Altgeld Gardens and Phillip Murray Homes, spoke to the removal of CHA CEO Tracey Scott.
- Mary Baggett, LAC President for ABLA Brooks Homes, spoke about the CEO's lack of accessibility and attention to CHA residents living with rat infestations, mold, etc.
- Francine Washington, LAC President for Washington Park, spoke to the removal of CEO Tracey Scott.
- Kiisha Smith, member of the 10<sup>th</sup> District Council, wanted more information on who to contact at CHA and how to help residents who find themselves on waitlists, already living on CHA properties or those on the re-entry path.
- Catherine Serpa, LAC President for North Central Scattered Site, spoke to the uninhabitable units that already exist at scattered site locations and the need to address these before vacant units.
- Zoe Leigh spoke to the avenues that CHA residents can take in instances of bed bugs inside units as well as her own personal experience going through a similar experience.
- Nicole Moore, tenant at Washington Park homes, reported on the mold, insect/rat infestations and sewage issues found inside their units that have contributed to serious

health problems for residents. Eastlake Management has not responded to these concerns in a holistic and urgent manner.

- George Blakemore spoke to complex issues of racism in America.

### **Written Public Comment:**

- HOPE Fair Housing Center provided a report on the mismanagement of CHA's Scattered Site program and a plan of action to address such violations.
- Zachary Cady wrote on his experience living next door to a neglected CHA scattered site property (849 N St. Louis Ave) that he ultimately had to move away from due to CHA's lack of attention on the safety and maintenance of the home.
- Iliana Rivera Haven, Housing Community Organizer for Access Living, provided multiple testimonies from CHA residents who experienced lack of accessibility in securing stable and safe housing.
- Francine Washington, Local Advisory Council (LAC) President for Washington Park, provided written testimony on the need for a change in leadership at CHA.
- Catherine Serpa, Local Advisory Council (LAC) President for North Central Scattered Sites, wrote about the ongoing lack of maintenance and repairs that are not being fulfilled and the need to address such neglect being felt by numerous CHA residents.
- "Anonymous CHA Neighbor", wrote about the vacant CHA property at 849 N St. Louis Street and how the lack of attention to addressing the issues being reported has become a burden on neighbors due to constant activity at this location.
- Vianna C. Little, CEO and President of Fresh Start Home Community Development Corporation, submitted a written proposal on the "Fresh Start Homeownership Grant Program" to help underserved populations gain access to quality and affordable homes.
- Legal Action Chicago wrote about their civil lawsuits brought against CHA for failure to supply fair housing and maintain its properties in compliance with building standards.
- Simone Alexander, member of Unete La Villita, wrote on the importance of continuing to improve the Additional Dwelling Unit (ADU) program.
- Ashley Meeder, from Impact for Equity, submitted their comments on the importance of holding CHA accountable on the longstanding scattered site vacancies and the property management companies they hire to oversee such properties.

### **Approval of April's 2024 Rule 45 Report**

- Alderperson Funtres moved to approve, which was approved by the same roll call as was used to establish quorum.

### **Subject Matter Hearing: First 2024 Bi-Annual Chicago Housing Authority (CHA) Hearing**

No Vote Was Taken on this Matter.

Chicago Housing Authority (CHA) staff present:

- Tracey Scott, CEO
- Eric Garrett, COO
- Daniel Cruz, Chief-of-Staff

- Ellen Harris, General Counsel
- Jenny Hoyle, Deputy Chief of Staff
- Rachel Moguel, Senior Director Government and External Affairs

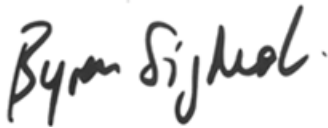
After a 20-minute presentation from CEO Scott, the Q&A section commenced.

The following Alderpersons asked clarifying questions, which were responded to by CEO Scott and her appropriate staff, mentioned above. Additional written through the chair (TTC) requests were submitted to the Committee for CHA to respond.

- Alderman Villegas (36), Alderperson Fuentes (26), Alderwoman Hadden (49), Alderwoman Dowell (3), Alderman Moore (8), Vice-Chair Mitchell (7), Alderwoman Manaa-Hoppenworth (48), and Chairman Sigcho-Lopez (25)

**The Committee having no further business, on a motion made by Vice-Chair Mitchell, the meeting was adjourned.**

Respectfully submitted,

A handwritten signature in black ink that reads "Byron Sigcho-Lopez". The signature is written in a cursive, slightly slanted style.

Byron Sigcho-Lopez  
Chairman, Committee on Housing and Real Estate



CITY OF CHICAGO



BYRON SIGCHO-LOPEZ  
ALDERMAN, 25TH WARD

Committee on Housing and Real Estate  
Monthly Rule 45 Report

Pursuant to the Rule 45 of City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following report for May 2024. On Wednesday, May 15th, 2024 at 1:00 pm, the Committee on Housing and Real Estate held a meeting at City Hall in Council Chambers.

**The following members were present:**

Chairman Sigcho-Lopez (25)  
Vice-Chair Mitchell (7)  
Alderman La Spata (1)  
Alderman Quinn (13)  
Alderwoman Scott (24)  
Aldersperson Fuentes (26)  
Alderman Burnett (27)

Alderwoman Rodriguez-Sanchez (33)  
Alderman Ramirez-Rosa (35)  
Alderman Villegas (36)  
Alderwoman Mitts (37)  
Alderwoman Manaa-Hoppenworth (48)  
Alderwoman Hadden (49)

Remote Participation: Alderman Robinson (4), Alderwoman Harris (8), Alderman Moore (17), Alderwoman Taylor (20), Alderwoman Clay (46)

The following members were absent: Alderwoman Dowell (3), Alderman Tabares (23)

The following non-members were present: Alderman Beale (9)

The Chairman called the meeting to order at approximately 1:05 pm. After quorum was established, the Chairman accepted a motion from Alderwoman Scott to allow for remote participation by Alderman Robinson, Alderwoman Harris, Alderman Moore, and Alderwoman Taylor, which was approved by the same roll as was used to establish quorum. There were nine public speakers and three written comments for items posted on the agenda.

**Public Comment:**

- Jessica Jackson spoke about her situation regarding her family's property in the Cook County's probate court.
- Zoe Leigh spoke about her personal experience with the demolition of her family's property.
- Tiwan Sims spoke regarding his experience navigating the homeless shelter system.
- Maria Sotelo, Back of the Yards resident, spoke in support of the United Power Ordinance.
- "Switch Blade" spoke to the need to uplift Black Americans and provide reparations.

- Adjna Adjei-Dansu , resident in North Lawndale, spoke in support of the United Power Ordinance.
- Ray Arroyo, Back of the Yards resident, spoke in support of the United Power Ordinance.
- Joseph Mapp, from Precious Blood Ministry of Reconciliation, spoke in favor of the United Power Ordinance.
- Ricardo Zavala Cano, Back of the Yards resident, spoke in support of the United Power Ordinance.

Written Public Comment:

- L. Anton Seals Jr, Gow Greater Englewood wrote in support of items 8 and 9 on the agenda.
- John Paul Jones, Sustainable Englewood Initiatives, wrote in support of item 12 on the agenda for the United Power Ordinance.
- Maria Zavala, Back of the Yards resident, wrote in support of item 12 on the agenda for the United Power Ordinance.

Approval of May 8<sup>th</sup>, 2024 Rule 45 Report

- Alderperson Fuentes moved to approve, which was approved by the same roll call as was used to establish quorum.

The Committee addressed the following items:

1. **([O2024-0008970](#)) First amendment to intergovernmental lease agreement with Chicago Park District for use of City-owned property at 5801 N Pulaski Rd. (39<sup>th</sup> Ward)**
  - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation and answer any questions.
  - Alderman La Spata moved to approve this ordinance, which was passed by the same roll call vote as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.
2. **([SO2024-0008958](#)) Lease agreement with Northwestern Memorial Healthcare for use of City-owned property at 4727-4759 S Cottage Grove Ave for contractor parking. (4<sup>th</sup> Ward)**
  - Alderwoman Hadden moved to approve the substitute ordinance.
  - Alderman Robinson was present to testify on behalf of the ordinance. Michelle Woods from the Department of Fleet and Facility Management was also present to answer any additional questions.
  - Alderman Beale had a point of clarification.

- Alderwoman Mitts moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.

**3. ([O2024-0007327](#)) Fifth intergovernmental agreement with Chicago Housing Authority extending option to continue hearing tenant grievances for new three-year term plus option for one additional two-year term thereafter.**

- Anthony Rizzo from the Department of Administrative Hearings was present to testify, give a presentation and answer any questions. Rachel Mogul, Senior Director Government and External Affairs for CHA, was also present to answer questions.
- Alderman La Spata and Alderwoman Taylor asked clarifying questions.
- Alderman Quinn provided a point of clarification.
- During discussion, a motion by Alderwoman Hadden was accepted to allow remote participation by Alderwoman Clay per Rule 59, which was approved by the same roll call as was used to establish quorum.
- Alderman La Spata provided a point of clarification.
- Alderperson Fuentes, Manaa-Hoppenworth, Taylor, Moore, and Vice-Chair Mitchell all asked additional clarifying questions.
- Alderwoman Mitts made a motion to hold, the motion was seconded by Alderwoman Manaa-Hoppenworth. The item has been held in Committee until further notice.

**4. ([O2024-0008965](#)) Negotiated sale of vacant City-owned property at 1314-1316 S Pulaski Rd to "Work of His Hands" Ministries, adjacent church property owner, for development as parking lot. (24<sup>th</sup> Ward)**

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott spoke in support of the ordinance.
- Alderwoman Mitts moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.

**5. ([O2024-0008914](#)) Negotiated sale of City-owned property at 8340 S Halsted St to adjacent property owner, Griffin Burrell Holdings LLC (dba Ivory Dental), for development as parking lot. (17<sup>th</sup> Ward)**

- Nelson Chueng from the Department of Planning and Development was present to testify, give a presentation and answer any questions.
- Alderman La Spata asked a clarifying question.
- Alderman Moore spoke in support of the ordinance.

- Alderman Moore moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.
6. **(O2024-0008973) Sale of City-owned Open Space properties at 4441 W Adams St to Tamekia Jenkins, 352 S Kostner Ave to Bryan Ramson, and 4236 W Monroe St to Victoria Giddens. (28<sup>th</sup> Ward)**
- Meg Gustafson from the Department of Planning and Development was present to testify on behalf of this ordinance, give a presentation, and answer any questions.
  - Alderwoman Manaa-Hoppenworth spoke in support of the ordinance.
  - Alderman La Spata and Vice-Chair Mitchell asked clarifying questions.
  - Alderwoman Hadden moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.
7. **(O2024-0008955) Negotiated sale of vacant "as-is" City-owned property at 642 N Lockwood Ave to Myrtle Malone. (37<sup>th</sup> Ward)**
- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
  - Vice-Chair Mitchell moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.
8. **(O2024-0008972) Sale of City-owned properties in 15th Ward to adjacent neighbors under ChiBlockBuilder platform. (15th Ward)**
- Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
  - Alderwoman Hadden moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.
9. **(O2024-0008891) Amendment of Municipal Code Section 2-44-085 to clarify affordable requirements ordinance.**
- Ricardo Lopez from the Department of Housing was present to testify, give a presentation, and answer any questions.
  - Alderwoman Hadden and Vice-Chair Mitchell asked clarifying questions.
  - Alderwoman Hadden moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.

**10. ([O2024-0008906](#)) Amendment to ERAP subscription-based software license agreement with Unqork, Inc. for past use of proprietary platform through November 3, 2023 and for projected use and access by Department of Housing for the period April 30, 2023 through December 31, 2024.**

- Daniel Cassell from the Department of Housing was present to testify, give a presentation, and answer any questions.
- Alderwoman Hadden asked clarifying questions.
- Alderwoman Mitts moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.

**11. ([O2024-0008971](#)) Execution of loan subordination agreement with Perlmark Realty Corporation for Lincoln Village Senior Apartments at 6057 N Lincoln Ave. (50<sup>th</sup> Ward)**

- Katrina Collins from the Department of Housing was present to testify, give a presentation and answer any questions.
- Alderwoman Hadden, Alderman La Spata, and Vice-Chair Mitchell asked clarifying questions.
- Alderwoman Hadden provided a point of clarification.
- Alderman La Spata moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.

**12. ([SO2024-0008969](#)) Sale of various City-owned properties to United Power for Action and Justice under City Lots for Working Families Program. (20<sup>th</sup> and 24<sup>th</sup> Wards)**

- Alderman Mitchell moved to approve the substitute ordinance.
- Brian O' Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions. Guacolda Reyes, Chief Real Estate Development Officer for The Resurrection Project, and Whitney Smith, Deputy Director and Counsel for Lawndale Christian Development Corporation, were also present to answer questions.
- Alderpersons Mitts, Hadden, Beale, La Spata, Quinn, Scott, and Taylor, all asked clarifying questions.
- Alderman Quinn, Burnett, and Chairman Sigcho-Lopez spoke in support of the ordinance.
- Alderman La Spata moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, May 22<sup>nd</sup>, 2024.

**The Committee having no further business, on a motion made by Alderwoman Manaa-Hoppenworth, the meeting was adjourned.**

Respectfully submitted,

A handwritten signature in black ink that reads "Byron Sigcho-Lopez". The signature is written in a cursive, slightly slanted style.

Byron Sigcho-Lopez  
Chairman, Committee on Housing and Real Estate