

Proposed FY2020 SDHP Public Comment Period: Jan 21 - Feb 20, 2020  
 Public Comment Hearings: Jan 30, Minnie Riperton, 4250 S Princeton;  
 Feb 5, Ella Flagg Young, 4645 N Sheridan;  
 Feb 11, Patrick Sullivan, 1633 W Madison

Comment #	Individual/ Organization	Comment	CHA Response (Final)
1	FANNIE M. JONES	When will the transition to 55 year olds take place? I'm 69 and I mean that's a whole different age there. Or you just working on it now? I'm talking about Minnie Riperton.	CHA evaluates its senior designated properties' vacancy rates on a monthly basis. Only traditional senior properties with a minimum age eligibility of 62 that demonstrate at least six consecutive months of occupancy below 90% will be reviewed for reducing minimum age to 55. This policy is already in place and the proposed FY2020 Senior Designated Housing Plan seeks to extend it. Currently, Minnie Riperton Apartments has minimum age eligibility of 55.
2	FANNIE M. JONES		
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4	FANNIE M. JONES	And over.	
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7	FANNIE M. JONES	You're talking three to four tiers.	There are three tiers. We'll always initially house individuals who are 62 and older at all of our reduced-age properties. That is our age tiering policy.
8	FANNIE M. JONES	Okay. So at any time, lastly, you're saying it could start here.	Currently, Minnie Riperton has minimum age eligibility of 55.
9	FANNIE M. JONES	I understand that. But to get my clarity, that's why I'm asking the question. I say, to get to clarity – you just explained – I just want to make sure that I understood.	Okay

10	LINDSAY GRAVES	<p>I took time to read the whole thing – my name is Lindsay Graves, president of Vivian Carter. And let's start off piggybacking on what the young lady said right there. The average age of a senior in the building is close to 70. There's almost a 20-year gap or more. You've having a cultural difference. And let's explain exactly how that goes.</p>	<p>Thank you for your comment. I'm going to clarify information that's referenced in the document. Number one, CHA is maintaining an existing review process for high vacancy buildings and their follow-up review for minimum age eligibility reduction. I'm going to repeat myself. CHA already has a portfolio of reduced-age buildings. This is nothing new. The only new language to the policy has to do with properties that follow their own Tenant Selection Plans rather than CHA's Admissions and Continued Occupancy Policy. They have their own policies for minimum age eligibility, which we cannot adjust based on occupancy rate.</p> <p>We maintain a portfolio of eight reduced-age properties. There has not been one traditional senior property within a minimum age eligibility of 62 that has been taken down to reduced age eligibility in over ten years. Over the course of our process in evaluating vacancy rates greater than 10% for minimum age eligibility reduction, we would not move forward with age reduction based on occupancy rate alone. If it's determined that there are other factors that are contributing to lower occupancy rates, such as renovation activity that CHA is involved in, we would not seek to bring those properties down to reduced age. If you know of</p>
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11	LINDSAY GRAVES	<p>This younger generation is somewhat disrespectful; they don't know how to clean house; and in my building it has turned into a garbage heap with your policy that you instituted.</p> <p>I think that we need to understand by your own documents, in your own statement here, it clearly states that there's a 10 percent growth in the elderly. And by definition in this document, it clearly states what an elderly is: 62 years.</p>	<p>properties down to reduced age, you know, if friends or family members who have an interest in residing at your property, please encourage them to apply.</p> <p>Again, in high vacancy/reduced age (55+) senior designated properties, newly admitted households are offered housing along the following age-group tiering:</p>
12	LINDSAY GRAVES	<p>So I'm hard pressed how you can find any fact here, 55-year-old to move into these buildings when all of these 62-years-old are available. But then again, let's look at the end product. There's only certain designated buildings in Chicago that's doing it. When I talk about propensity to live here, or talking Builders Square, they're right next to the new big building that's going up there on the North Side. When I go looking at the other North Side buildings, I'm seeing the same pattern.</p>	<p>First to applicants who are 62 and older  Second to applicants who are 60-61 years old  Third to applicants who are 55-59 years old</p> <p>Within these tiers, applicants are housed by oldest date of application.</p> <p>With regard to your comment on building maintenance, CHA's intent is to continue to push forward, to ensure that we seek to modernize and improve all of our properties across all of our neighborhoods.</p>
13	LINDSAY GRAVES	<p>What I'm actually seeing is that their occupancy rate is maintained at 90 percent or more. When I come to the South Side, the occupancy rate, now these designated buildings, are being set up. They're being set up for these people. And when you're homeless, abused, whatever, you go where there's apartment at.</p>	
14	LINDSAY GRAVES	<p>We need to have a moratorium to these buildings, because you have destroyed these cultures of these buildings. When we're with seniors, we all respect them, we kept the buildings clean. Now in some buildings I've witnessed regular people trying to pick up because the load on the maintenance, they can't keep up. Okay? So that's just one point.</p>	

15	LINDSAY GRAVES	Now, 10 percent -- this is from your documentation -- 10 percent increase in elderly, elderly is 62. We have specific laws for the age. And what I'm seeing is a dynamic of discrimination against the elderly. Because if you slip a 55-year-old in that apartment, a person's turning 62 years old will never ever have a chance to get there. Okay?
16	LINDSAY GRAVES	We have to look at it for what it is. Okay? That's just one -- you know, one thing. And we all know that where the building's at -- and not only North Side; but when we look at the money, it's all on the North Side. Let's look at your reports to the CHA committee meeting.
17	LINDSAY GRAVES	I just want to -- I'm just doing this because I know directly what I must do, the way things is not good for us or people who can grab -- and I do not designate these people as evil, but when you see something wrong, don't be silent. Okay?
18	LINDSAY GRAVES	Touching on these points here -- and I just want to say, once again, there's a pattern here. And I want to make a comment on something. On your page here -- I'm going to give you the actual number of this page -- is where you show the leasing data for senior designated housing -- and actually, have a hard time reading it because it is such small print. Okay?
19	LINDSAY GRAVES	And why would you do that when you could have put each one of these sheets on an individual page and make them large enough to review? It's because of what I just spoke of. I took a magnifying glass, and I did my research to the North Side. I saw the disparity. I saw the juxtaposition of what's going on, the contrast. Okay?

20	LINDSAY GRAVES	And so what I'm disappointed is -- I spoke on this before, yet still you're forging ahead on this process. And I do believe that you're heading for a major lawsuit, because the demographics will clearly explain that if you're on the South Side and black, you're going to have 55 years old in your building, and if you're on the North Side you'll never see the light of day. And I'm not a racist.
21	LINDSAY GRAVES	Okay? So let's tell it like it is. So I'm just telling you what I'm doing, you know. And then I want a definition of what is a nondwelling unit. Because I'm seeing 10, 15, and 20. Where are those units, if you would just clarify that for me.
22	LINDSAY GRAVES	I don't want to be accusatorial towards you, but the fact of it is that this is an unjust program that you're moving forward, and its end result is detrimental to the black people on the South Side. Okay?
23	LINDSAY GRAVES	And I want to close out on that. I don't want to be too long, if you do a forensic investigation of the CHA money and how it's applied and delegated, you will see a huge disparity. And if everybody want to look at front line property, politics, and profit, it would explain to you how we lose a lot of government money needlessly. You have probably 60 percent of your money that your expenditures for our well-being is going into pockets of individuals and not to the residents.

24	LINDSAY GRAVES	And then that – in closing, I just want to say, I asked as a gesture, just based upon the undisputed facts that I've presented to you, taken from your actual documents of this designated program, to reconsider this process. Because there's going to be a battle coming. Because I've seen – I cannot let it rest. I came here today – I spent the five o'clock this morning making notes, reviewing.
25	LINDSAY GRAVES	I haven't even completed my total thing. But I wanted to have this opportunity for you. And I want to thank you for having this meeting at two o'clock in the day. Because as I've spoken at the previous meetings you were having at six o'clock – me be the only speaker, or two people; and we never had participation. And as you can see, this new means of having a meeting at these times of the day is a more fuller participation; and I'm sure there's going to be a loudly discussion after me.
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31	FRANCINE WASHINGTON	<p>Thank you, Lindsay. Very well spoken. I think you've been around just as long as I have. We started and struggled together years ago.</p> <p>But what I had to say is there's only eight buildings, the farthest one is 1633 Madison, 33rd and Congress, 3030 West 21st Place. That's as close as they're going to get. The rest of the five is on this south side, 30 – 43rd Street. West at 42nd, 4218. And we have several people in the wait list. There's people we put on the wait list age 55, now they 63, 64, 65. There's no way that these buildings should go down to reduced age because occupancy: The wait list is too long. And as long as we stay on the wait list, the more we become age 62 and older.</p>	Thank you for your comment.
32	FRANCINE WASHINGTON	<p>So if it should ever happen where they have to change some of the buildings, then there would be a fight. First thing you all do is produce the wait list. And there's no way out, so none of the buildings should have changed. And I would even really change the language; I can't enforce it in the future. We living longer and we're getting older.</p>	
33	FRANCINE WASHINGTON	<p>And the wait list came about, you all remember in the past, all – at one time CHA in 1980, when they draw up the Brooke Amendment – I was the property manager – they were during Reagan years and Jane Byrne as mayor.</p>	

34	FRANCINE WASHINGTON	They started letting anybody move in the building. If you have a disability, disability taking 18, 19, 20, 22, 23, you can move in the buildings. The buildings, they got so bad, and they was ran by mostly young folks under 40. I mean, they were doing everything. Although some of them aged over the years. But we fought, we fought, we fought for CHA to take it back to senior designated only, 62 and older.	
35	FRANCINE WASHINGTON	In that case, the people still live in the buildings, they were under age of 62, if there was not a problem, they were grandfathered in. If there's a problem, they were evicted or moved out to some other location. Family housing or the designated buildings. But for it to drop below 10 percent, I can't see it happening in the future. If I should live long enough that it should happen, then I'll get a walker, cane, blind, anything else, question the fact, what happened to the wait list?	
36	FRANCINE WASHINGTON	So it should never happen. So I won't even hear that. I ain't going to say should never, but I don't foresee it. We living too long.	
37	OLIVIA SMITH	What is the purpose of the meeting? If all these rules and regulations are already in effect, why are we here?	The public comment period over the dates January 21 through February 20, 2020 has been provided for the public to share comments around CHA's proposed updates to its Senior Designated Housing Plan.

38	OLIVIA SMITH	And those two items are, again, please?	<p>The substantive changes to the proposed FY2020 Senior Designated Housing Plan includes added language to the policy that says for any property that comes into CHA's portfolio, that's already reduced-age, meaning it is designated for individuals 55 and over, and comes into our portfolio in that manner, that regardless of its occupancy, it could not change to include minimum age eligibility of 62 because the property follows an external Tenant Selection Plan that has dictated that it's for seniors 55-plus. So we're seeking to add that into the policy. Other properties that have come into our portfolio have a minimum age eligibility of 62 and over, and likewise, cannot be reviewed for changes in occupancy rate to adjust minimum age eligibility.</p>
39	OLIVIA SMITH	So you're amending your language; is that what you're saying?	
40	OLIVIA SMITH	What do you mean by support services? This is new to me.	
41	OLIVIA SMITH	Which are all – excuse me, not to interrupt you, but they're also in effect. This is a new amendment also.	<p>The second change is ensuring that we add the provision of support services across all of our senior designated properties. For example, a mixed-income property like Hilliard Homes on the family housing footprint does not have a resident service coordinator. Our Senior Designated Housing Plan will now utilize FamilyWorks at properties like Hilliard so that all senior designated properties have a contracted service provider, whether through the resident service coordination program or FamilyWorks.</p> <p>I have my colleague here to provide a general summary of the types of support services that are available through our FamilyWorks program through</p>
42	OLIVIA SMITH		
43	OLIVIA SMITH		Good afternoon. My name is Keith Quincy from

44	OLIVIA SMITH		<p>Chicago Housing Authority; I'm the senior manager for the south region. To answer your question about service, can Jerome and Tanya stand up?</p> <p>CHA has a contract with Catholic Charities that provides CHA senior designated residents with services. These are our Resident Service Coordinators, so as Ketsia was saying, they can provide more services and resources to our seniors. It is Catholic Charities for the senior buildings. Did that answer your question?</p>
45	LINDSAY GRAVES	<p>I have to say your program is a very good program. I also can speak only for my Resident Service Coordinator, Wendy; she's doing an extraordinary job given her workload. I just want to be mindful that most of you all have a sociological background in the issues that most of us are having, especially the new policy of the -- the -- want to make a quick comment -- because something has been around for years don't make it right.</p>	<p>KEITH QUINCY: So I would like to thank you for those comments. And once again, I would like to mention the Resident Service Coordination program (RSC). These issues you brought up, if you can just bring them to your RSC, and we'll do the best to try to assist. Also FamilyWorks is in the process of providing services to a lot of our buildings. The FamilyWorks program includes, I think, five new agencies.</p>

46	LINDSAY GRAVES	I want to do to you, sir. You're doing an excellent job. I see your intention and concerns. I don't have to mention in any way, but I want to broaden you on one thing. We've had a sociological genocide here, started back in the '50s. They first -- when we fought to get in public housing, they took away the man in the house. They let the kids -- girl get apartment, residents get her in order, they gave another apartment and made more babies. And then they came with this word "free." And as long as you give somebody food, shelter, and clothing, they ain't going to make you work or -- or issue about anything.
47	LINDSAY GRAVES	So now this is exacerbated, multiplied by a factor of 10 to today. And now you are not a part of this. It's the people that are above you that's going to give you the resources to meet this tidal wave of issues that are now in public housing. And we will fight with you. You bring it to them, we will stand. Because everybody in this room and every building on this South Side is suffering.
48	LINDSAY GRAVES	I have to say this is somewhat disgusting; but when you see people throwing chairs down the garbage chute -- now, I won't say this in a very nice way, but we see a woman's used personal item on the floor -- you know, it tells you a lot about the mentality of how these people are brainwashed. They're good people, they just were conditioned. Here, we'll give you an apartment. Take the man out. Here, you can have a baby; we'll give you an apartment.

49	LINDSAY GRAVES	<p>You see what I'm saying? Here, free. That way you don't compete. You know what I'm saying? Oh, well, you don't really have to go to school, just sit on the porch. So that's all I'm saying, sir. You're doing an excellent job. And I want everybody to know this. This is program is a program that we truly need, and they're doing their absolute best. But it's the people that have – that don't have the hearing aid on or whatever, they're not listening, or they don't want to listen. But it's up to us, because in Martin Luther King's last sermon, it's time to go to the streets if they don't answer us.</p>	
50	FRANCINE WASHINGTON	<p>Previously, seniors had only RSC. As you all know, in some of these senior buildings we have children and grandchildren and the children weren't being addressed. So we activate with the FamilyWorks in the building cause the children need to be addressed. We have children in some building, some of our parents inherited their kids, or kids on drugs, or kids pass away or whatever. You can't make the senior move out with children unless too many children are living in the building. Some of them are babies, and some are teenagers in the building. We gave senior housing, RSC, Resident Service Coordinators with seniors, but we gave a new one to deal</p>	

51	FRANCINE WASHINGTON	<p>We gave senior housing, RSC, Resident Service Coordinators with seniors, but we gave a new one to deal with the kids, and the building's packed to teenagers. Now that we have FamilyWorks in the buildings dealing with the families, or grandparent, aunties, uncles with these grandkids, now they got to get in school, get jobs or what have you. That's why we have FamilyWorks in senior building where teenage kids, small kids that's in need of services. Not in scope of work for the RSCs, but is in the scope of the FamilyWorks portfolio.</p>	<p>KEITH QUINCY: So just to piggyback on what Francine's saying, all RSCs are aware that if somebody in the building has a grandchild or has anybody underage and they're on the lease, let your RSC know, and they'll refer, like Francine said, to FamilyWorks.</p>
52	JENNIE NEWSOME	<p>I am the president of Senior South. And I have been to meetings like this before, or these forums, five years ago. Once again, I will say and reiterate what Mr. Graves and both Miss Francine Washington are saying. Yes, there is a great disparity. Then you're going stand here and you're going to say okay, we're going to incorporate our senior services in with these designated other people like Hilliard Homes. Hilliard Homes right now is under family housing. Okay? So you know, the thing of it is, even though they're seniors, they're included in family housing because they're not in senior south region. I don't have anything to do with them. But it's nothing wrong with that, because we do have seniors in all of our properties. Which have been neglected. They don't get the services.</p>	

53	JENNIE NEWSOME	<p>And as Miss Washington says, in our traditional buildings we have many seniors that have children; and for years – I know for the last three years I've tried to get the teenagers to get into the different job programs, but it was part of FamilyWorks. So you know what it seems like to me?</p> <p>Huh...who's on first?</p> <p>What's on second?</p> <p>Who's on third?</p> <p>And ain't nobody at home.</p>	
54	JENNIE NEWSOME	<p>You know, and they're still coming here with the confusion. Because as Mr. Graves stated, I know until 2030 that there will be 10,000 seniors that will turn 62 years of age.</p> <p>So why are we here, as the lady here asked. Why are we here?</p> <p>So you know, we may have gotten older. Our brain has not fallen out on the ground. Nothing has changed since five years ago. But the one thing that I know that has increased, we got a lot of disabled, veterans. We got enough veterans that we shouldn't even have any reduced-age senior buildings. And they deserve a place to stay. And I don't know why – you know, it's not any rocket science. CHA, come on, do your job.</p>	
55		<p>That's all we want you to do. Do your job. Stop coming out here, talking about public comments; because really it is no such thing as public comment. We need you guys to actually use that wait list, get in contact with the VA – they got plenty of Vietnam vets that need a place to stay. All you got to do is look up underneath these bridges.</p>	<p>Thank you for your comment. Just to make sure we're on the same page, I want to confirm Hilliard Homes is indeed one of the properties that is part of our senior portfolio. So just to clarify, Hilliard Homes is one of our senior properties.</p>

56	DONALD BECTON	<p>As she said, five years ago you had this type of meeting. Five years ago I said that it's nothing wrong with the reduced-age, because at that time I was the reduced age. I moved in here when I was 56. When I was 57 I became president of the building. Also while I was president, I helped design all of this. I helped design the apartments. I didn't let nothing spill back.</p>	<p>Thank you for your comment on the age reduction policy in high-vacancy senior designated properties.</p> <p>With regard to the proposed FY2020 Senior Designated Housing Plan, comments collected over the public comment period submitted in writing or voiced at public comment hearings are all reviewed, considered and addressed prior to the proposed Plan being presented to CHA's Board of Commissioners.</p> <p>Comments shared on property redevelopment as well as the Rental Assistance Demonstration (RAD) program will be shared with Portfolio Management and the RAD teams, respectively.</p>
57	DONALD BECTON	<p>So I'm saying that some people that are 55, whatever reason they were homeless, or they needed an apartment, you know, you just don't group them together. At that same meeting Lindsay was there. Miss Wesley was there. I don't know whether or not Francine was there or not. But it was down there 31st Street, Wentworth. It was cold night. He said something right. The time was late.</p>	
58	DONALD BECTON	<p>Now, you had a turnout here, okay. But then the majority of turnout is residents. Okay. Now, it's hard for a senior to make it to them different locations for the building – you know – where these meetings are. So I'm here to say, you know, that it's nothing wrong with the 55, because the ones that 62, some of them is worse than 55s. I stated that at the meeting.</p>	

59	DONALD BECTON	Back then that it wasn't no 55 here that was laying out there drunk as a skunk. It wasn't no 55 that was running around here looking for rocks. Okay? Them was the ones that was 62 and older. As south -- like I said, this building been prepared and redid for, what, two and a half years? He was sitting in the meetings with me, the construction meetings. Now, you can't blame the destruction that happened since they finished remodeling this building on the ones that's 55. Okay. And the law is the law.
60	DONALD BECTON	The purpose of this meeting is to push this through because it's the law that you all got to come and present these proposals to us. You know, it's not that you all want to the input to take the proposal, because it's already the way that it was. We went through all this stuff with RAD back. And they had that already written down.
61	DONALD BECTON	But anytime that CHA is getting ready to take over the property or somewhat, then here you all come with these meetings. Okay. And it really don't make no difference. At that particular time they was taking over on 47th Street -- which one -- Rosenwald. They were taking over Rosenwald. You know, here they come with these meetings. Okay. Ain't nothing change. We'll be standing up here talking, still ain't nothing going to change, because it's already set in stone.

62	DONALD BECTON	<p>But by law, you know, now you all can go back and say, well, we told them. You know. And that's it. And that's that. But like I said, you know, that -- that young age of 55, you know, it's nothing wrong with that, because they is more fresher. You know. And then some won't take stuff. Okay? Some of them know better. Some of them is more educated. You know. Because not only do are they saying that people is living longer, it's also stating that people are going farther in school. So this -- this is the game. In the same way that you all put some of this stuff in writing, the reason why you all put it in writing because you all know that some of these people ain't going to read. Yes, it -- there's that.</p>	
63	ROSETTA YOUNG	<p>Good afternoon, everyone. This is for CHA. This building has been 55 and up for I don't know how long. But I've been here for 15 years, and I moved in, it was like this.</p> <p>Now, I'm not saying -- and I disagree with Mr. Becton when he said it's nothing wrong with us. When you want to look at it, on you all respect it's nothing wrong. But what about the seniors? You got peoples living here that do not come out of their homes, that are afraid to walk up and down the hallway. They're afraid to take garbage out, because of these 55 and 65 and 100 is doing everything.</p>	Residents who have safety and security concerns should initially communicate such to their property management.
64	ROSETTA YOUNG	<p>Whatever you did when you was young, it shouldn't be a change now. I don't care everybody in here did something, but then there should be a change when you grow up. There should be a change. And I agree with getting a better education. I agree with that. I agree with that 100 percent. But everybody can't do it. Everybody don't have the money, they don't have the mind.</p>	

65	ROSETTA YOUNG	<p>You see, so what you all here doing for today is y'all is making -- like they say, take it back and said I brought it to them. But what you want, you are getting support. You are getting support; because this building has been like that, 55 and up. This building is one of the worst buildings that you got. Oh, yes, it is. You all know it. And -- and --it's nothing been done about -- we got thing -- we got -- ambassador, we got -- what you call em? They -- the coordinator. We got all of that. But what we do not have, we don't have a person that can run this building, that can go up and down these floors, and see that you got 99 living in one bedroom.</p>
66	ROSETTA YOUNG	<p>You cannot -- you don't have nobody in this building that when a person get ready to take their garbage out, that they not going to get hit in the head. You don't have nobody that set up there and give these people some support. You got people pay their rent every month, don't miss a month. And I don't feel that we should have to live the way we living. I don't feel that we have to be afraid to come out of our house. And I don't feel that we have to be harassed by another resident. Just because they don't like you. So what. Get over it. That is my point of view. And we can see a change here. We can see a change here. Thank you, and God bless.</p>

67	NORMA JEAN BIVINS	<p>I sincerely do not like how there's been such a high death rate in this building. And my concern, you know, I talked to people and try to see what their needs are, and try to be somewhat friendly, and try to let them know what is going on outside. Because I'm also a student. And I love school, and enjoy knowledge. But my concern is that it has been a high death rate in this building. For whatever reason that it might be, or – I guess all these buildings – if you knew about. But that's one of my main concerns.</p>	<p>CHA would benefit from additional background around this comment with regard to the proposed FY2020 Senior Designated Housing Plan. Please initially share any additional detail you can provide with your property management.</p>
68	NORMA JEAN BIVINS	<p>And I have talked to veterans and tried to help veterans and stuff, that I have a lot of veterans in my family. And I help – did some of the service and took upon myself to help some of the – the residents that came through here. So I just said, if that could be on the agenda, to stop some of the – and try to see more about what's going on in these tenants, to look next door and see people being constantly carried in and out of here. And they're not coming back. That's – I think that's something that should be addressed.</p>	
69	FRANCINE WASHINGTON	<p>And I believe what she just said, I want to say that. The reduced age has not helped most CHA buildings, it may not happen, but also speak to something.</p> <p>Anyway, it can happen. But I wish you all change later, put a concerted effort in simple fact. We used to have our meetings at 2, 4, 3. In one week's time between a Tuesday and the following Wednesday, the following week, we had 12 people die in this building in one week. I mean, eight working days, we had 12 people die. And we had about – the matter – there were about four people turned over to assisted living.</p>	<p>Thank you for your comment.</p> <p>As the CHA reviews occupancy rates of senior designated buildings to determine trends over at least six months to reduce age or 12 months to bring a reduced age building back up to a traditional senior building, the CHA looks at occupancy rates in context. For example, if a property exhibits low occupancy rates but we know occupancy rate is effected by vacancies needed for the building to undergo redevelopment, the CHA may choose not to alter age eligibility requirements at that property.</p>

70	FRANCINE WASHINGTON	Some people turn senile, they get Alzheimer's, Parkinson's, whatever. They're transferred to the nursing facility, the nursing home, or whatever, the hospitals. So if that should happen -- I went overthere, over 62. But some different elements, some different accidents. But again, anytime you have fluctuation of people passing away, most being put to nursing homes, forever, hospice care, what have you, the building can't go really below 10 percent at any given time that that should happen.	
71	FRANCINE WASHINGTON	But you got to put and make a concerted effort to fill the building. If you don't, ain't no guarantees for us. Ain't no checks and balances. You know what it's talking about, but administration change, and people change. The next person will take it at face value. That's why I would say where was -- you have to come behind you. Ain't know misinterpretation. Ain't no interpretation they see fit. Everybody comprehend different and sometimes we got to put safeguard words in there to make sure certain things don't happen. Because all things are possible.	
72	LINDSAY GRAVES	I just want to make a closing comment. In this document here it clearly states there's been an increase of 10 percent in the elderly population; however, there was a 1 percent increase in buildings available. The only other comment I want to make is that this is a very carefully crafted designed policy. It has only one purpose. That is to bring down these buildings on the South Side.	Thank you for your comment. Please be advisted the proposed FY2020 Senior Designated Housing Plan notes that there has been an increase in the City of Chicago of its near-elderly population, which is the age range 55-61.

73	LINDSAY GRAVES	<p>Management companies are the same on the North Side, on the South Side. And then seeing it's overwhelming thing -- not only in this building, in many others in the 18 during the election, is very consistent. Our screening process say come on in, drugs, whatever. But it seems like the management on the North Side, they have a more stringent screening process. The end result is they don't have the problems that we have. But that goes in line with the policy on who you designate to send these people to, and exposing what's going on. So if you want to say this is such a great program, one size fits all.</p>	<p>Just to clarify, CHA maintains one screening process, screening criteria across all of our portfolios as documented in CHA's Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan Chapter 18. That screening criteria does not change by property; it's consistent across all of our portfolios. The public housing and RAD1 properties that do not follow ACOP screening criteria are those that provide their own Tenant Selection Plans (TSPs).</p>
74	MARIE WILLIAMS	<p>Hello. Yes. My name is Marie Williams. I moved in this building in November 1995. And I been here ever since. I've been on tenant patrol, I've been -- anyway, on North Side, East Side, West Side, and back. And I would like to say one thing. People are people. That's number one. Number two, you're not here to raise nobody. But I give some people advice. Number three, in this building, it's not the worst building, and it ain't the best building. It's -- it's not the building; it's the people. You are who you supposed to be.</p>	<p>Thank you for your comment.</p>
75	MARIE WILLIAMS	<p>And I would like to say this is not the worst building. I been pretty much every kind of building. I was vice president for five years. That's the reason why I had to go to different locations and go to a lot of different meetings.</p>	
76	ROSETTA YOUNG	<p>I would like to address that. It may not be the worst building to you, but if another person -- but if another -- that's the way I see it.</p>	<p>Thank you for your comment.</p>

77		<p>And a lot of these people dying because of the fact they're doing the wrong thing. And that stuff they got out there is killing them. And a lot of us, we going to live here, I don't care where you are, you're going to die one day. Whether it's here or there.</p>	
78	TAMIKA ROBINSON	<p>My name is Tamika Robinson. I just only been here two and a half years. And with all of this going on right now, and due respect to you guys, everybody's a little hushed out what's going on in the building. No disrespect to you or whatever. But we do have some lit people in this building also. We all need to work together and cut this bull crap out right now. And all – we all need to look out for each other in here. We only got each other back. And we want to know what you guys in the future going to do for us. And that's all I got to say.</p>	<p>Residents who have safety and security concerns should initially communicate such to their property management.</p>
79	CHARLES SMITH	<p>I only been with this building for like year and a half. But before I came to this building, I tried to get another building. I'm a veteran. They was telling me you have to check on your credit. They gave me a wait list. This is on the North Side. Okay? In the area I love and where I grew up in. I was gone for so long, it was ridiculous. And I worked for CHA for 18 years. When they closed up, I moved away. Got really, really injured. Had to come back here. And this is what I get. I was homeless. Out here. Came back to the place I grew up from, the people I work for. And they told me I was on the waiting list.</p>	<p>Applicants on CHA's site-based wait list may check their status at any time by visiting <a href="http://TheCHA.org">TheCHA.org</a>. Site-based wait list application process has preferences for veterans as well as homeless applicants, so please review these preference questions when reviewing your application to ensure you have responded to them accurately. You may update these preference questions at any time without penalty to your application.</p>

80	CHARLES SMITH	<p>And you know where I had to wait at? Out there with the brothers. The soldiers. And I listened to y'all. What y'all doing is the same thing y'all doing when I worked for y'all. And the seniors was up in here. In every building. Clybourn, it was 85 percent black. Now it's 2 percent black and 85 percent white. Okay? I tried to get over there. No. They going to tell me one thing, then I hear another thing. And I don't think it's fair. It's not fair. What you should do, have 50 percent black, 50 percent white, and everything would be all right.</p>	<p>Just to clarify, CHA maintains site-based wait list across all of our portfolios. Individuals, regardless of their race, have the opportunity to apply for any property that they desire. So again, please spread the word that all of our wait lists are open, and anyone is eligible to apply. All properties maintain the same screening and eligibility criteria.</p>
81	LINDSAY GRAVES	<p>I want to thank you, my brother, because you told me something I didn't know. You see, if we had credit checks in these buildings, lot of these riffraff wouldn't get in here. Okay? But then we have to look at credit check for what it really is. How you ask a credit check for a government subsidized apartment? Government got Triple A credit, last time I checked. Okay? So once again, it's this over-reoccurring theme. See, I've practical experience federal court, so I know what I'm talking about. And I enforce Title VII. Okay? And that's why I'm framing the questions in this meeting in the manner. Credit check is only a means to discriminate. Not only just in apartments, but in vouchers. Because I was at a meeting the other day.</p>	<p>CHA's screening criteria includes a credit check on the applicant head and co-head of household to determine whether the applicant has a history of non-payment of rent or utilities. The applicant's general credit rating and history of payments other than for rent or utilities are not used to qualify the applicant. Credit score or lack of a credit history is not used to disqualify an applicant.</p>
82	HENRY TIMMONS	<p>I been here two and a half years. Now, one thing for sure, this building is under new management. Habitat has it now, not with an organization. But I got here, it was disaster. Now that you see something, say something. I'm from -- show you how it go. There's nothing but a knock at the door.</p>	<p>Thank you for your comment.</p>

83	ELDER PAULA WATSON	I'm the president of New. Life – my church. I'm the president of Maudelle-Brown Bousfield Apartments. And my question is...who decides if persons who are homeless can be admitted into our buildings?	CHA public housing and RAD1 housing has an application preference for individuals who are homeless, as defined by HUD under the HEARTH Act definition number I, with documentation through the City of Chicago or Chicago's Continuum of Care-Coordinated Entry System.
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Transcript from Feb 5

84	Cathy Stags	I just moved in here. I know – and you know, women don't like to tell age. I'm 63 years old. So it's like this is really retirement for me. I was a dental assistant for 11 years, and I did other work for many, many, many more years. When I got here, my joy was to just kind of cool off and relax and enjoy myself. But it hasn't been like that for me. And it's like, I want it a little bit better, people that have little better for themselves, that they don't have to go through the chaos a lot. Life has enough chaos for you when you're in the working world. But then when you retire, they don't want to go through all that. It's just – this place has been...not too kind for me as a retirement.	Residents who have safety and security concerns should initially communicate such to their property management.
85	Cathy Stags	This is what I don't even think of retirement is. I thought it would be a little bit better for me as retirement.They will say to yourself, you mind your own business. You ain't into nobody else's crap, all you trying to do is just live your life, and that's what you're trying to do. This has been a mess. I ain't never seen nothing like it, and I hope I don't in the future.	

86	CORA WARD	<p>My question today is regarding the no-smoking policy. As you know, January 2010 the policy was passed. And the question of the day in our lease it states that we cannot smoke in a unit, which would – which would apparently, include cannabis, crack cocaine, and cigarettes. Who is responsible for requesting that the policy – because if the smoke comes out and irritates others with healthcare issues – however, you cannot – how are you going to enforce something and you can't see them physically smoking the item?</p>	<p>Residents may review their lease to confirm CHA's no-smoking policy. Please relay any concerns around enforcement of CHA's no-smoking policy to your property management.</p>
87	CORA WARD	<p>So it's like a twofold question. You put a policy in our lease, we sign the legal document saying that we won't do this, but we know it's happening because of the – the smoke in the air that affects people, again, with medical issues. What kind of enforcement policy will you implement in regards to that matter?</p>	<p>Thank you for your comment, ma'am. As you referenced, yes, we have a no-smoking policy across the board for all of our public housing units. The smoking policy for cigarettes or cannabis must be enforced by property management. For any concerns that you have related to the smoking policy, please address those directly with your property manager for enforcement. So again, to make sure we're all on the same page here this evening, the comments that we're seeking to address are specifically related to the Senior Designated Housing Plan.</p>

88	MS. CAMPBELL	<p>I would appreciate if we can all kind of pay attention here, because I am a young senior, and we need to be courteous of each other, irregardless of your difference of language. I advocate for myself. I work for Catholic Charities, so I know what service connectors are and coordinators and FamilyWorks. What are the demands that you can place on seniors – but there are some that are capable of working, there are some that are capable of going to school, there are some capable of taking computer classes. What do you bring to the table as coordinators, service coordinators and FamilyWorks? Could you bring it back? I got a few more questions.</p>	<p>Thank you for your comment. I'm going to request that our team members from Resident Service provide a general overview. Raul will provide a general overview of the services that are provided through our Resident Service Coordination program and/or FamilyWorks.</p>
89	MS. CAMPBELL	<p>I have a few more comments before Raul get on, if I may. And I do know him personally.</p> <p>Now, I need for some understanding what RAD means. Is that RAD? And what does that do for – is it only pertaining to only senior housing; or family dwelling?</p>	<p>RAD stands for Rental Assistance Demonstration program; and that's basically a funding source by which we can subsidize our properties. That falls under the Section 8 program. One of the key benefits of RAD that many people find is that after one year of occupancy, residents have the opportunity to have their name placed on a wait list for a voucher. So if you desire additional information about RAD, we can definitely put you in touch with our team member who focuses specifically on that program.</p>
90	MS. CAMPBELL	<p>And my last but not least is about the vacancy. Some people are vacating their units because it's unbearable to live there. Some people are vacating their unit because they living in mold. CHA knows not only your highrise senior building that is decaying – and every time probably somebody asks, can this be done, can that be done, and it's always told, we don't have it in the budget. How in the heck can you not have stuff in the budget?</p>	<p>So any time you have a unit-related concern, whether there's mold in the unit, or any other problems that you may have with the unit or building, please address those with your onsite property manager. Your portfolio manager's always available to address any concern that you may have regarding the property.</p>

91	MS. CAMPBELL	<p>It's not the quantity of life, it's the quality of life for our seniors to be able to...to be able to comfortably – not live, but just comfortably. And the ill things that I hear from the seniors is nothing new. Ain't nothing new. It's still the same. But all the other type of punitive damages, or ways we want to restrict you – some of them do smoke cannabis because they have a diagnosed ill problem. Well, they must go outside. I don't know. That's a real toss-up.</p>	<p>My name is Raul Valez, I'm the senior manager for north region. And what we're going to tell you about the Resident Service Coordinator support service. They provide residents with social services, they link the resident with agencies that they can provide, you know, housekeeping issues, they can address if you need assistance with Social Security, for example your Medicaid, and working together with management and the building president to coordinate events, activities, and programs for you guys. I want to give the opportunity to Linda Branscome; she is Ella Flagg Young's Resident Service Coordinator for this building, and she can give you a little more detail on what's going on with the program.</p>
92	MS. CAMPBELL		LINDA BRANSCOME: Thank you. I'm a RSC here at Ella Flagg Young Apartments, and I've been trying to
93	MS. CAMPBELL		

94	UNIDENTIFIED INDIVIDUAL	Excuse me. If you want to move, you can sign up with RAD and be on the waiting list?	Again, if you have any questions or comments, please submit a comment card. What I referenced earlier is that residents who are living in a property that's currently RAD -- Ella Flagg Young Apartments is not a RAD property; however, we have a listing of all of our senior properties in the back, and the properties that are designated as RAD are referenced on this document. Please refer to this if you want to get an idea which of our properties are RAD. Eventually CHA will convert all of our senior properties to RAD; but those who are currently living in RAD properties have the opportunity to apply for a voucher, but that's only available to those seniors who have been a resident of that property for at least one year.
95	IRIS MORRIS	I just wanted to find out -- are 55-plus units in -- located within buildings that are mixed income, or are they in senior buildings; or where are they -- where are these at?	Thank you for your question. All of our senior properties are referenced and listed on this document here. This document identifies all the properties that are traditional properties, meaning they have a minimum age eligibility of 62. The document also references those senior properties that have a minimum age eligibility of 55. So any property that you see with a blue dot that says 55-plus, those are our properties that are designated for seniors 55 years of age and older.
96	IRIS MORRIS		And just to provide you a little bit more context about

97	IRIS MORRIS	<p>What if I'm not that age and I'm 71? Where do I fit in at?</p> <p>Got you. Is that why your wait list for so long? Been 14 years to get in.</p>	<p>these properties, for all of our senior properties that that have reduced age eligibility , we have a tiered system by which we house applicants within those properties. Units are first offered to seniors that are 62 years of age and older, then those units are available to seniors that are between 60 and 61 years of age, lastly the units are available to seniors that are 55 to 59 years of age. So we have a tiered system by which we house applicants within those properties. Units are always made available first to seniors that are 62 years of age and older.</p> <p>If you are 71, 75, you're in that first tier. So if anyone is 62 years of age and older, they are in that first tier and are eligible to be housed first. Then we go to 60 to 61. Then we fall to the 55 to 59 age group.</p>
98	CORA WARD	<p>Do the Designated Housing Plan include the opportunity for seniors who currently reside in – in the old apartments move into the newly remodeled apartments?</p>	<p>So as part of our process for every public housing/RAD1 senior household that resides in a studio apartment has the opportunity to transfer to a one-bedroom before any applicant on the wait list.</p>

99			<p>Your property manager should have a posting in the office that identifies all seniors that are on this wait list. If you're currently living in a studio unit at Ella Flagg Young Apartments, or any property within our portfolio, you have the opportunity to move to a one-bedroom unit at any time when that unit becomes available, dependent on where you are on your wait list. Your property manager should have that information within the office. For more questions about that process, please see your property manager.</p> <p>Please see Stormy Creed in the back if you're a resident of Ella Flagg Young Apartments for more information about how to ensure that you're offered an opportunity to move to a one-bedroom unit, as opposed to a studio unit if you are a resident at Ella Flagg Young Apartments or any other CHA public housing/RAD1 property.</p>
100	Sue Batt Lee	<p>I'm the Mandarin interpreter here. And she -- she got a question on verification, because some people be cooking here, and they leave the gas on, and they go for shopping, and they leave it like this. And when they come back, it's burnt and there's a lot of smoke. Why they do this, and why not there's any people follow up with them? And it is very dangerous for the properties here.</p>	<p>LATONYA WATSON: I understand your concerns about those residents who possibly are cooking and maybe leaving the gas on, or they're cooking and they're burning things in the unit, because it is dangerous, and it impacts anyone on that floor. Once the property manager knows that, which is either Lily Brock or Stormy Creed at Ella Flagg Young Apartments, they will have a conversation with the resident about that. So if we know about it, we can address it.</p>

101	LIM JOT WU	I want to know if – if you have any properties in the nearby suburbs.	Thank you for your question, sir. All CHA properties are located within the city limits of Chicago. So we do not offer properties in the suburbs.
102	Rose	I have a question: Do you only consider the ages of seniors that you could accommodate to senior housing? How about their health conditions? Do you see or do you consider their health conditions? If they are really – have to live in senior housing.	Thank you for your question. CHA units are designated for seniors between the ages that I referenced, 62 and over, and 55 years of age and older. Seniors should be eligible to live independently; we do not do a health assessment prior to move-in. We want to ensure that the basic eligibility requirements are met to be a resident within our properties.
103	UNIDENTIFIED INDIVIDUAL	Did somebody say minutes ago that eventually all CHA buildings will become RAD?	I'm going to have my colleague Alise Williams answer that question. She'll provide a general overview of what the Rental Assistance Administration (RAD) program is, and talk about the conversion of our senior properties to RAD.
104			Good afternoon; my name is Alise Williams. I'm the newest member on the Rental Assistance Demonstration (RAD) team. I'm going to briefly discuss what that means. Many of you have attended these meetings with us before, but we want to clarify any other questions or things that
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110	RICHARD WILSON	I been here three years. I want to say anything about anything, but I'm going to tell you every day I have not talked to no nobody. I tell you about somebody that owns this building is done. I'm not – I'm serious. Complain, I don't know. I don't complain about nothing. I'm not going anywhere.	Thank you for your comment, Mr. Wilson.

111	HARRIET BATES	<p>I just want to make sure I understand what you're saying. So you're saying, like, if CHA acquired other buildings and they already got 55 for the age, that won't change whether they got high or low occupancy; right? That's how you're going to keep it, 55?</p>	<p>Properties that come into our portfolio, as an example, a few years ago Rosenwald Courts became one of CHA's properties. So for the public housing units that are within that property, like Rosenwald Courts, that follow their own tenant selection plan, with minimum age eligibility of 55 years of age, the case you are describing would be correct.</p> <p>So because that property's tenant selection plan already specified the age requirements for that property, regardless of whether or not that property's occupancy rates fluctuates over time, if it goes below 90 percent, or if it goes beyond 98 percent for 12 months or more, that property will maintain its designations for seniors 55 and older.</p>
112	HARRIET BATES		
113	HARRIET BATES	<p>And that you want all of your properties, though, to have support services for the seniors?</p> <p>I just wanted to make sure I heard that right. So, again, we will have a support services for all of the seniors in CHA property?</p>	<p>Yes, we are specifying that all senior properties will have access to support services through our FamilyWorks Program or through our Resident Services Coordination Program.</p> <p>That's correct.</p>
114	HENRY TURNBOLL	<p>Do you have any information about the vouchers we're supposed to get in April?</p>	<p>I do not have any information for you regarding vouchers, but we can – are you concerned as it relates to RAD conversion?</p>

115	HENRY TURNBOLL	<p>Yeah. I'm just -- like, what type of vouchers, and can you take them, like, out of state or anything and, you know, just what type of voucher that it is.</p>	<p>After you've been a resident of the RAD-converted property for at least one year following RAD conversion, you have the opportunity to request a Housing Choice Voucher. You do have opportunity to port those vouchers out of state if you are so inclined.</p>
116	Narvella Kennedy	<p>Section II, B,2 (Page 5): Other than possibly improving CHA's vacancy rate, this proposal is unreasonable and unfair. It has the potential of causing day-to-day anxiety of the resident by not knowing when their life will be disrupted by CHA's 30-day notice to move. Moving for seniors is traumatic.</p> <p>This proposal should be rescinded, OR, allow the non-disabled resident to live in the handicap accessible unit for at least one year before they are required to move.</p>	<p>Thank you for your comment.</p>
117	Narvella Kennedy	<p>Section III,C, 5, Well-Being Checks (Page 12) Residents in independent living apartments should have the option to refuse this service as in Section III, C,3, [Assessment and Referral]. There should include language designed for residents who do not wish to participate in this service. CHA, if necessary, can have resident sign a waiver.</p>	<p>Thank you for your comment.</p>