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CHICAGO HOUSING AUTHORITY

PUBLIC COMMENT HEARING)
TENANT SELECTION PLAN)
LOOMIS COURTS, Harrison Courts,)
AND LATHROP ELDERLY,)

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 14th day of October, A.D.
2020, at 10:00 a.m.

PRESENT:

CHICAGO HOUSING AUTHORITY

MS. JENNIFER HOYLE, Deputy Chief of Strategic
Management & Partnerships;
MS. BRIDGET HOWARD, Special Projects Manager,
Strategic Management & Partnerships;
MS. KETSIA COLINET, Deputy Chief for Housing Policy,
Occupancy, and Operations.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CRC.

1 JENNIFER HOYLE: Good morning; welcome to the first
2 of three public comment hearings regarding updates to the
3 Tenant Selection Plan for Loomis Courts, Harrison Courts,
4 and Lathrop Elderly.

5 My name is Jennifer Hoyle; I'm the Deputy Chief
6 of Strategic Management & Partnerships for CHA, and I
7 will be moderating today's hearing.

8 The purpose of this hearing is to provide an
9 overview of the updates to the Tenant Selection Plan,
10 which I will refer to as TSP, for the three properties,
11 and address comments and questions we received regarding
12 the updated TSP before presenting them to the Board of
13 Commissioners for approval and then submission to HUD.

14 Before we begin the overview, I will briefly
15 describe how the public comment process will work. The
16 public comment to period began on September 30th, and
17 ends on October 30th. Due to the COVID-19 pandemic, we
18 are unable to hold in-person hearings like we normally
19 would, so we are conducting the public comment hearings
20 via livestream.

21 In addition to today's hearing, we will be
22 holding additional livestream hearings tomorrow, October
23 15th, at 10:00 a.m., and Monday, October 19th, at 2:00
24 p.m. Residents, members of the public, and other
25 interested parties can submit comments and questions

1 regarding the TSP by email to
2 commentsontheplan@theCHA.org, as well as regular mail and
3 fax. During the three public comment hearings we'll
4 provide an overview of the updates to the TSPs, and then
5 respond to any written questions or comments that we
6 received. All questions and comments will be included in
7 the public comment grid and will be reviewed and then
8 responded to by CHA staff in the comment grid.

9 To encourage participation in this process,
10 we're making a variety of information available on CHA's
11 website at www.theCHA.org, including the updated Tenant
12 Selection Plan, a summary of the Plans, the public
13 notice, and the comment grid. In addition, the
14 transcript of today's hearing and links to the video from
15 all three hearings will be posted. There is a button on
16 CHA's home page that links to all of this information.

17 As I noted earlier, the purpose of today's
18 hearing is to collect comments regarding the updated
19 Tenant Selection Plans for Loomis Courts, Harrison
20 Courts, and Lathrop Elderly. Please note that there is a
21 separate Tenant Selection Plan for each property, all of
22 which are posted on CHA's website, although the policies
23 included in the TSP are generally consistent.

24 At this time I will Ketsia Colinet, Deputy Chief
25 for Housing Policy, Occupancy, and Operations at CHA's

1 property office, to provide an overview of the updates to
2 the TSPs for these properties.

3 Ketsia?

4 KETSIA COLINET: Thank you, Jenny.

5 Good morning.

6 This morning we'll provide an overview of the
7 updates to the Tenant Selection Plan for Loomis Courts,
8 Harrison Courts, and Lathrop Elderly. All three
9 properties are governed by property-specific Tenant
10 Selection Plans.

11 Before we go into detail of the updates of the
12 property Tenant Selection Plans, let's provide a brief
13 overview of what is a Tenant Selection Plan. A Tenant
14 Selection Plan is a governing document that outlines the
15 admissions through continued occupancy policy for
16 residents.

17 Again, we will look at the Tenant Selection
18 Plans for Loomis Courts, Harrison Courts, and Lathrop
19 Elderly.

20 Loomis Courts is located on the City of
21 Chicago's Near West Side at 1314 West 15th Street;
22 Harrison Courts is located on the city's West Side in the
23 east Garfield Park community area at 2910 West Harrison
24 Street; and Lathrop Elderly is located on the North Side
25 in the Lincoln Park community area at 2700 North Leavitt.

1 All three properties combined provide a housing
2 count of approximately 350 sub-in units. Harrison Courts
3 and Loomis Courts are both properties eligible for
4 individuals and families where the head of household is
5 18 years of age or older; and Lathrop Elderly is a Senior
6 Designated Property which is eligible and available to
7 senior-headed households that are 62 years of age or
8 older.

9 Loomis Courts provides one and two-bedroom
10 units, and offers a total of 124 units. Harrison Courts
11 provides studios, ones and two-bedroom units, comprising
12 a total of 142 units. And Lathrop Elderly provides
13 studios and one-bedroom units for a total count of 91
14 units.

15 The most recent version of the TSP for all three
16 properties was last approved by the board in 2015. We
17 are looking now to update the Tenant Selection Plan for
18 all three properties and provide a general overview --
19 some of the more substantive changes to each document.

20 First we are looking to update the smoke-free
21 policy. Lit tobacco products will be prohibited in all
22 three properties within 25 feet of the housing or any
23 administrative building.

24 Pet ownership. We are seeking to provide three
25 restrictions to pet ownership related to size and

1 quantity, as well as, again, the breed of pets; and pets
2 and assistance animals will be subject to registration
3 requirements at all three properties.

4 Other key updates to the policy are related to
5 the admissions and wait list for all three properties.
6 We are seeking to add to the plans for each property the
7 way in which applicants can apply for housing.

8 So processing applications for admissions. All
9 three properties will provide applications for housing
10 specifically through CHA's online Web portal.

11 Additionally, all three properties will maintain
12 site-based wait lists that are available online, and all
13 three wait lists are open indefinitely. Applicants will
14 be required to update their applications annually online.

15 Wait list preferences and verification of
16 preferences. We are including in the Plan preferences
17 for federally declared disaster, domestic violence, a
18 veterans preference, a homeless preference, and a family
19 preservation preference.

20 Essentially, the preferences allow applicants
21 priority for housing if they meet specific criteria. All
22 preferences, with the exception of the homeless
23 preference, will be verified at screening.

24 Lastly, accepting unit offers. As part of the
25 updates to the Plan, we are seeking to allow applicants

1 the opportunity to refuse or accept a housing offer
2 within two business days. Essentially, once contact is
3 made with an applicant, they have two business days to
4 respond to the housing offer.

5 This concludes the overview of summary updates
6 to the Tenant Selection Plans for Loomis Courts, Harrison
7 Courts, and Lathrop Elderly.

8 Thank you, Jenny.

9 JENNIFER HOYLE: Thanks, Ketsia.

10 We will now proceed to the public comment
11 portion of the meeting. At this time the CHA has
12 received one comment from a resident. This comment is
13 not specific to the Tenant Selection Plans but seems to
14 be related to property management; so I'm going to read
15 it, and then I'll give Ketsia a chance to respond.

16 So this particular resident was concerned about
17 issues that include nonresidents entering the property,
18 possible drug sales, and other security issues, and
19 inadequate garbage pickup. I would note that the
20 resident did not identify the specific property, and we
21 have reached out to her to get that information.

22 So Ketsia, can you respond to this comment?

23 KETSIA COLINET: Thank you for the comment. We will
24 address the comments specifically with property
25 management. Thank you.

1 JENNIFER HOYLE: Okay. Thanks, Ketsia.

2 We'll forward the more specific information as soon
3 as we get it. So this comment along with all the other
4 comments we receive will be added to the comment grid and
5 will receive a direct response from CHA.

6 As I noted earlier in the meeting, all of the
7 documents related to the Tenant Selection Plan are posted
8 on CHA's website at www.theCHA.org, and a video of this
9 hearing will also be available for review.

10 If you have questions or comments after
11 reviewing the available material, please submit them to
12 commentontheplan@theCHA.org.

13 All of the comments that we receive, including
14 the one that we addressed at this hearing, will be added
15 to the comment grid and will receive a response. In
16 addition, as we did today, we will respond to any
17 comments that we receive during the remaining two public
18 comment hearings as well.

19 There are additional public comment hearings
20 tomorrow at 10:00 a.m., and Monday, October 19th, at 2:00
21 p.m. The public comment period ends on October 30th.
22 You can submit written comments through that date. This
23 concludes the public comment hearing.

24 Thank you for participating today.

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WHICH WERE ALL THE PROCEEDINGS
HAD AT THE PUBLIC COMMENT
HEARING ON THIS DATE.
(The hearing was concluded at 10:11
a.m.)

1 STATE OF ILLINOIS) SS:

2 COUNTY OF DU PAGE)

3 I, CATHERINE A. RAJCAN, a Certified Shorthand
4 Reporter of the State of Illinois, do hereby certify that
5 I reported stenographically by means of machine shorthand
6 the proceedings had at the public hearing aforesaid,
7 thereafter reduced to typewriting via computer-aided
8 transcription under my personal direction, and that the
9 foregoing is a true, complete and correct transcript of
10 the proceedings of said public hearing as appears from my
11 stenographic notes so taken and transcribed under my
12 personal direction.

13 I further certify that my certificate attached
14 hereto applies to the original transcript and copies
15 thereof, signed and certified under my hand only. I
16 assume no responsibility for the accuracy of any
17 reproduced copies not made under my control or direction.

18 IN WITNESS WHEREOF, I do hereunto set my hand at
19 Wheaton, Illinois, this 27th day of October, 2020.

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Certified Shorthand Reporter

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C.S.R. Certificate No. 084-002503.

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