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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 15th 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 and welcome to the
2 second of three public comment hearings regarding updates
3 to the Tenant Selection Plan for Loomis Courts, Harrison
4 Courts, 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. The purpose of this
8 hearing is to provide an overview of the updates to the
9 Tenant Selection Plan, which I will refer to as TSP, for
10 the three properties, and address comments and questions
11 that we received regarding the updated TSP before we
12 present them to the Board of Commissioners for approval
13 and then submission to HUD.

14 Before we begin with the overview of the TSPs, I
15 will briefly describe how the public comment process will
16 work. The public comment period began on September 30th
17 and ends on October 30th. Due to the COVID-19 pandemic,
18 we 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 have a third
22 and final hearing on Monday, October 19th, at 2:00 p.m.
23 Residents, members of the public, and other interested
24 parties can submit comments and questions regarding the
25 TSPs by email to commentontheplan@theCHA.org as well as

1 regular mail and fax.

2 During the public commend hearings we will
3 provide a overview of the updates to the TSPs and then
4 respond to any written questions or comments that we have
5 received regarding the TSPs. All questions and comments
6 will be included in the public comment grid and will be
7 reviewed and then responded to by CHA staff in the
8 comment grid. To encourage participation in this
9 process, we're making a variety of information available
10 on CHA's website at www.theCHA.org, including the updated
11 Tenant Selection Plans, a summary of the plans, the
12 public notice, and the comment grid.

13 In addition, transcripts of the hearings and
14 links to the video from the hearings will also be posted.
15 There's a button on CHA's home page that links to all of
16 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 Court, Harrison Courts,
20 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 TSPs are generally consistent.

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

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

3 KETSIA COLINET: Thank you, Jenny. Good morning.

4 Before providing an overview of the updates to
5 the Tenant Selection Plans, we will provide a brief
6 overview of what is a Tenant Selection Plan.

7 A Tenant Selection Plan is a governing document
8 that outlines the admissions for continued occupancy
9 policy for residents. We're looking at the update Tenant
10 Selection Plans for Loomis Courts, Harrison Courts, and
11 Lathrop Elderly.

12 The most recent version of the board-approved
13 Tenant Selection Plan for all three properties was in
14 2005. We are looking to update the document accordingly.

15 Loomis Courts is located at 1314 West 15th
16 Street on the Near West Side in the Near West Side
17 community area; Harrison Courts is located at 2910 West
18 Harrison, on the West Side of the city in the East
19 Garfield Park community area; and Lathrop Elderly is
20 located at 2717 North Leavitt, on the North Side in the
21 Lincoln Park community area.

22 All three properties provide a combined total
23 number of 357 units.

24 Harrison Courts, as well as Loomis Courts, are
25 both properties that provide housing to families and

1 individuals where the head of household must be 18 years
2 of age and older. Loomis Courts offers a total of 124
3 units and consists of one-bedrooms and two-bedroom
4 apartments; Harrison Courts offers a total of 142 units
5 and offers a mix of studios, ones, and two-bedroom units;
6 and Lathrop Elderly provides housing for households that
7 are headed by seniors, 62 years of age and older, and
8 consist of a total of 91 units of efficiencies or
9 studios, and one-bedroom units.

10 So the updates to the Plan largely consist of
11 the following:

12 Smoke-free housing policy. All lit tobacco
13 products will be prohibited within the housing units as
14 well as the administrative buildings. Housing -- excuse
15 me -- smoking is not prohibit -- not allowed within 25
16 feet of either housing or administrative building.

17 Pet ownership. Pet ownership will be subject to
18 quantity, size, and breed restrictions, and pet -- and as
19 well as assistance animals will be subject to
20 registration requirement.

21 Processing applications for admissions. All
22 housing applications for these properties will only be
23 accepted through CHA's online Web portal.

24 Additionally, maintaining wait lists. All
25 properties offer site-based specific wait lists that are

1 open indefinitely.

2 Applicants applying to these properties are
3 required to update their applications online every year.

4 Wait list preferences and verification of
5 preferences. The following preferences offer applicants
6 a priority on the wait list. One, federally declared
7 disaster; two, domestic violence; three, veterans
8 preference; four, a homeless preference; five, family
9 preservation.

10 All of the referenced preferences will be
11 verified at the time of screening with the exception of
12 the homeless preference.

13 And lastly, accepting unit offers. Applicants
14 will be offered -- will be required to accept or decline
15 a housing offer once contact is made within two business
16 days of outreach.

17 This concludes the summary of updates for the
18 Tenant Selection Plans for Loomis Courts, Harrison
19 Courts, and Lathrop Elderly. Thank you.

20 JENNIFER HOYLE: Thank, Ketsia. We'll now proceed
21 to the public comment portion of the meeting.

22 At this time CHA's received one comment from a
23 resident of Loomis Courts. This comment is not
24 specifically to the Tenant Selection Plan but raises
25 concerns about nonresidents entering the property, drug

1 sales and other security issues, and inadequate garbage
2 pickup.

3 Ketsia, can you respond to this comment at this
4 time?

5 KETSIA COLINET: Thank you for submitting the
6 comment. This comment will be directed to our property
7 management firm. Thank you.

8 JENNIFER HOYLE: Thanks. As I noted earlier in the
9 meeting, all of the documents related to the Tenant
10 Selection Plans are posted on CHA's website,
11 www.theCHA.org. The video of this hearing will also be
12 available for review. If you have questions or comments
13 after reviewing the available material, please submit
14 them to commentontheplan@theCHA.org, or submit them via
15 mail or fax.

16 All of the comments that we receive, including
17 the one that we just addressed at this hearing, will be
18 added to the comment grid and will receive a response.

19 In addition, as we did today, we will respond to
20 any comments that we receive during the remaining public
21 comment hearing as well.

22 There's a third and final public comment hearing
23 scheduled for Monday, October 19, at 2:00 p.m. However,
24 the public comment period continues through October 30th,
25 and written comments can be submitted through that date.

1 All comments, regardless of how they are submitted, will
2 be included in the comment grid and will receive a
3 response.

4 This concludes the public comment hearing for
5 today. Thank you for participating.

6 WHICH WERE ALL OF THE PROCEEDINGS

7 HAD AT THE PUBLIC HEARING

8 ON THIS DATE.

9 (The public hearing was concluded at 10:21
10 a.m.)

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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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