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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 19th day of October, A.D.
2020, at 2:02 p.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 afternoon and well tomorrow to
2 the third and final comment hearing regarding updates to
3 the Tenant Selection Plan for Loomis Courts, Harrison
4 Courts, and Latham Elderly. My name is Jennifer Hoyle;
5 I'm the Deputy Chief of Strategic Management &
6 Partnerships for CHA; and I will be moderating today's
7 hearing.

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

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

23 Residents, members of the public, and other
24 interested parties can submit comments and questions
25 regarding the TSPs by email to

1 commentontheplan@theCHA.org as well as by regular mail
2 and fax.

3 During the public comment hearings we'll provide
4 an overview of updates to the TSPs and then respond to
5 any written questions or comments that we received. All
6 questions and comments will be included in the public
7 comment grid and will be reviewed and responded to by CHA
8 staff.

9 To encourage participation in this process,
10 we're making a variety of information I available on the
11 CHA's website at www.theCHA.org, including the updated
12 Tenant Selection Plans, the summary of the plans, the
13 public notice, and the comment grid. Links to the video
14 from the hearings and transcripts of the hearings will
15 also be posted. There is a button on CHA's home page
16 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 Plans 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 and Occupancy at CHA's property

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

3 Ketsia?

4 KETSIA COLINET: Thank you, Jenny. Good afternoon.

5 A Tenant Selection Plan is a governing document
6 that outlines the admissions through continued occupancy
7 policy for residents. We are seeking to update the
8 Tenant Selection Plans for Loomis Courts, Harrison
9 Courts, and Lathrop Elderly.

10 Loomis Courts is located at 1314 West 15th
11 Street in the Near West Side community area, Harrison
12 Courts is located at 2910 West Harrison Street, on the
13 West Side in the East Garfield Park community area;

14 And Lathrop Elderly is located at 2717 North
15 Leavitt, in the Lincoln Park community area, on the North
16 Side of the city.

17 Both Loomis Courts and Harrison Courts provide
18 housing for families and individuals headed by adults 18
19 years of age and older.

20 Lathrop Elderly provides Senior Designated
21 Housing for those who are headed by households that are
22 comprised of seniors 62 years of age and older.

23 Loomis Courts consists of a total 124 units, and
24 offers both one and two-bedroom apartments. Harrison
25 Courts provides a total of 142 units, and it offers

1 studios, ones, and two-bedroom units. Lathrop Elderly
2 provides a total of 91 units, and consists of both
3 studios and one-bedroom units.

4 In total, these properties offer 357 units of
5 affordable housing.

6 The Board of Commissioners most recently updated
7 and approved the Tenant Selection Plans for these
8 properties in 2005. We are seeking board approval to
9 update these TSPs. The following is a summary of the
10 most substantive updates to the Plan.

11 Smoke-free housing. All properties will
12 prohibit lit tobacco products within 25 feet of housing
13 or -- and with administrative buildings.

14 Pet ownership. Pet ownership will be subject to
15 quantity, size, and breed restrictions. Pets and
16 assistance animals will be subject to registration
17 requirements.

18 Processing of applications for admissions. All
19 properties will accept housing applications only through
20 CHA's online Web portal.

21 Maintaining wait lists. Properties will offer
22 site-specific -- site-based wait lists that are open
23 indefinitely. Applicants will be required to update
24 their applications annually.

25 Wait list preferences and verification of

1 preferences. Properties will offer preferences which
2 offer applicants a priority on the wait list based on the
3 following: Federally declared disaster; domestic
4 violence; veterans; homeless; family preservation. All
5 preferences with the exception of the homeless preference
6 will be verified at the time the applicant is being
7 screened.

8 And finally, applicants will have to respond to
9 a unit offer by either accepting or declining it within
10 two business days once contact is made.

11 This concludes a summary of the most substantive
12 updates and changes to the Tenant Selection Plans for
13 Loomis Courts, Harrison Courts, and Lathrop Elderly.

14 Thank you.

15 JENNIFER HOYLE: Thanks Ketsia.

16 We'll now proceed to the public comment portion
17 of the meeting.

18 CHA has received three comments so far. The
19 first comment was submitted by resident of Loomis Courts.
20 This comment was not specific to the Tenant Selection
21 Plan but it raised concerns about security issues on the
22 property and other issues related to property management
23 including garbage pickup. This comment was submitted
24 prior to the first hearing last week, and I believe it
25 was referred to the property management staff for

1 response.

2 Is that right, Ketsia?

3 KETSIA COLINET: Correct. This inquiry will be --
4 or has been directed to the designated staffers for
5 follow-up.

6 JENNIFER HOYLE: Okay. And then we'll also include
7 a response in the comment grid as well when the comet
8 grid is ready.

9 KETSIA COLINET: Thank you.

10 JENNIFER HOYLE: We received two additional comments
11 prior to today's hearing. First, a resident who did not
12 identify the property where he lives, has asked if there
13 will be a rent increase as a result of the TSP changes.

14 Can you respond to this question, Ketsia?

15 KETSIA COLINET: Sure. Rent at all properties is
16 subject to income. So specific questions regarding a
17 person's rent status will be directed to property
18 management.

19 JENNIFER HOYLE: Okay. Thank you.

20 The same resident also asked if in the
21 circumstance where CHA is requiring a resident to move
22 unrelated to a lease violation, will we provide Section 8
23 vouchers to allow the resident to relocate?

24 Is that a question you can respond to today, or
25 do you need additional time?

1 KETSIA COLINET: So all questions that are not
2 specifically related to the Tenant Selection Plan will be
3 directed to property management for -- or designated
4 staff for response.

5 JENNIFER HOYLE: Okay. Thank you.

6 So all of the questions and comments that we
7 received, including the ones that were addressed at the
8 hearings today and last week will be included in the
9 comment grid, and will receive written responses as part
10 of the comment grid.

11 As I noted earlier in this meeting, all of the
12 documents related to the Tenant Selection Plans are
13 posted on CHA's website at www.theCHA.org. The video of
14 this hearing will also be available to review.

15 If you have questions or comments after
16 reviewing the available material, please submit them to
17 commentontheplan@theCHA.org.

18 There are no additional public comment hearings
19 scheduled, but the comment period continues through
20 October 30th, and written comments can be submitted
21 through that date. As I previously mentioned, all of the
22 comments, regardless of how they are received, will be
23 included in the comment grid and will receive a response.

24 This concludes today's public comment hearing.
25 Thank you for participating.

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WHICH WERE ALL OF THE PROCEEDINGS.

HAD AT THE PUBLIC HEARING

ON THIS DATE.

(The public hearing was concluded at 2:12
p.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 30th 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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