

## 1 CHICAGO HOUSING AUTHORITY

2 PROPOSED UPDATES TO THE HOUSING )  
3 CHOICE VOUCHER (HCV) )  
4 ADMINISTRATIVE PLAN )  
5 4859 SOUTH WABASH AVENUE )  
6 CHICAGO, ILLINOIS )

7 TRANSCRIPT OF PROCEEDINGS had in the  
8 above-entitled cause on the 11th day of October, A.D.  
9 2018, at 6:02 p.m.

10 PRESENT:

11 CHICAGO HOUSING AUTHORITY

12 MS. JENNIFER HOYLE, Director of Strategic  
13 Management and Partnerships;

14 MS. BRIDGET HOWARD, Special Projects Manager,  
15 Strategic Management & Partnerships;

16 MR. STEVEN FIELD, Manager of HCV Policy and  
17 Accountability;

18 MS. CARY STEINBUCK, Director of CHA's PRA Program.

19 REPORTED BY:

20  
21 MS. CATHERINE ARMBRUST RAJCAN,  
22 CSR, RMR, RDR, CRR, CRC.

1           JENNIFER HOYLE: I think we're going to get started  
2 with the hearing.

3           Okay. So as usual, we're going to go through  
4 the entire procedure even though there's nobody here.

5           Good evening. My name is Jenny Hoyle; I'm the  
6 Director of Strategic Management & Partnerships with the  
7 CHA.

8           I'd like to welcome you to the second public  
9 comment hearing regarding proposed changes to the HCV  
10 Administrative Plan.

11           If you haven't already done so, please make sure  
12 that you sign in at the registration table, pick up  
13 copies of the handouts, which include summary of proposed  
14 updates and the actual Administrative Plan.

15           The purpose of this meeting is to collect your  
16 comments regarding proposed updates to the Administrative  
17 Plan before this document is presented to the CHA Board  
18 for approval. The public comment period began on  
19 September 28th, and ends on October 29th. Comments will  
20 be accepted by mail, email, fax and in-person drop-off  
21 throughout the public comment period.

22           Before we begin, I would like to make some  
23 introductions. Lizzie Wrangle is our sign language  
24 interpreter for today; she's seated at the front of the  
25 room. Betty Nieves is our Spanish interpreter; and she's

1 seated in the second row. And Cathy Rajcan is the court  
2 reporter for today's hearing; she's seated at the front  
3 of the room, and she'll transcribe the comments made  
4 during the hearing.

5 From CHA we have Cheryl Burns, Deputy Chief of  
6 the HCV program; Steven Field, sitting at the table with  
7 me, the manager of HCV Policy & Accountability; and Cary  
8 Steinbuck, Director of CHA PRA Program.

9 If after hearing the presentation and reviewing  
10 the documents you decide you would like to make a  
11 comment, please fill out a green comment card. If you'd  
12 like to submit a written comment only, please check the  
13 box at the top; otherwise I'll call your name and ask you  
14 to come up front to say your comment or question in  
15 person for the court reporter to transcribe.

16 All comments, regardless of how they are  
17 received, will be entered into a comment grid and will  
18 receive a response after the public comment period ends.

19 I'm now going to ask Steven to provide a summary  
20 of the Administrative Plan changes.

21 STEVEN FIELD: Thank you, Jenny.

22 Again, my name is Steven Field, Manager of  
23 Policy & Accountability at the HCV Department. I'm going  
24 to go through all of the administrative changes from a  
25 summary of the overview.

1           The first change here at the top, the Violence  
2 Against Women Act documentation, we added language  
3 stating that a person who is a victim of VAWA does not  
4 necessarily have to come into the office to submit  
5 documentation; we will accept verbal documentation over  
6 the phone if in that case there's a health risk for the  
7 participant to come into the office.

8           The next change, Adding Household Member, we are  
9 including a provision that will allow a family to add an  
10 individual to a household if they declare they are in a  
11 relationship with another individual. Previously they  
12 had to be married or enter into a domestic partnership.

13           We added language explicitly stating that  
14 someone cannot -- an applicant is not permitted to give  
15 their place on the waiting list to another applicant.

16           In addition, we've added a Wait List Preference  
17 for those on the -- in -- public housing residents  
18 covered under the Violence Against Women Act. In these  
19 cases, CHA will determine if there's a suitable unit  
20 within its own portfolio; and if not, we will have the  
21 discretion to give that participant a -- or that public  
22 housing resident a voucher.

23           We did make a change to the Housing Quality  
24 Standards process. We changed an item from a regular  
25 fail into an emergency life-threatening fail, which would

1 require a 24-hour -- they have to fix the item within 24  
2 hours as opposed to 30 days. And that fail item is  
3 fuel-burning water heater or heating ventilation, or  
4 cooling system with missing, damaged or improper or  
5 misaligned chimney or venting.

6 In addition we added some language that would --  
7 gives us leeway to -- for a participant to move into an  
8 HCV -- into a unit without the unit passing inspection as  
9 long as there are no life-threatening fail items. In  
10 this case we will not be implementing this immediately;  
11 we will -- currently in the process of developing a  
12 demonstration program and coming up with the criteria for  
13 that at this moment.

14 And the next one is more of a clarification. We  
15 added domestic partner to a list of relatives that a  
16 participant is prohibited from renting from. Previously  
17 we had that language in the owners, the owner can rent  
18 from a domestic partner that was a voucher holder; and we  
19 just added that to the family obligations for the  
20 participant.

21 For the PRA changes, in regards to PRA  
22 Site-Based Wait List, the plan clarifies that applicants  
23 that decline to apply for or accept an offer of a PRA  
24 unit without due cause will be removed from the PRA PVB  
25 rating list.

1           Applicants that have verified good cause for  
2 declining to apply or accept a PRA PBV unit will be  
3 eligible to move their application to another CHA-managed  
4 wait list. Removal from PRA wait list will not affect  
5 the applicant's position on a CHA Public Housing or HCV  
6 wait list.

7           Additional clarification, refusal to apply for  
8 or accept an offer of a unit solely because an applicant  
9 is waiting for a larger units for which they might also  
10 qualify is not good cause.

11           And we added a preference for households that  
12 meet HUD's definition of homeless under the HEARTH Act.

13           In regards to the RAD changes and clarification  
14 in this Administrative Plan, Updates Relative to HUD's  
15 Latest RAD Notice, RAD Project-based vouchers can now  
16 account for 100 percent of total units within a given  
17 property -- this is an increase from 50.

18           The RAD section now added Category Definitions  
19 and Refinement of Ranking Preference properties. So it  
20 clarifies the definition of homeless person -- similar to  
21 the PVB homeless person -- are those defined in the  
22 HEARTH Act under HUD and documented such as the City of  
23 Chicago or Chicago's Continuum of Care-Coordinated Entry  
24 System.

25           In addition, there's now language that promotes

1 emergency applicants who are victims of Federally  
2 Declared Disaster as the highest priority for selecting  
3 applicants for admission. Also gives victims of  
4 Federally Declared Disasters 180-calendar-days exemption  
5 from the CHA's Work Requirement.

6 The RAD Site-Based Wait List clarifications in  
7 this plan, it removes the "First Available" Waitlist  
8 option, as all CHA properties will be covered by a site-  
9 or area-specific wait list.

10 And additional RAD Continued Occupancy Updates  
11 and Clarifications, we -- features a minimum and maximum  
12 "Number of Persons per Unit," features -- I'm sorry --  
13 specifies that former residents from any federally funded  
14 housing program that were evicted due to nonpayment of  
15 rent are not permitted to occupy CHA housing.

16 Includes language regarding policy for  
17 households with incomes over 120 percent for two  
18 consecutive years. We can charge, one, the greater of  
19 Fair Market Rent or subsidy of the unit; or two, be  
20 evicted.

21 Establishes an annual re-examinations for  
22 households with zero income and households enrolled in  
23 Earned Income Disallowance.

24 The Plan delineates policy on rent adjustments  
25 between regularly scheduled re-examinations. Failure or

1 delay in reporting may result in retroactive rent  
2 increases and will not result in retroactive rent  
3 decreases.

4 And the Plan expands and refines the Smoke-Free  
5 policy within the RAD PBV properties.

6 Thank you.

7 JENNIFER HOYLE: Thank you, Steven.

8 I'm now going to open the floor for comments.

9 Is there anyone who has a green comment card  
10 who's ready to comment at this time?

11 Okay. Did you -- you're going to make a  
12 comment, Miss Perry?

13 BRENDA PERRY: Yes.

14 JENNIFER HOYLE: Okay. So why don't we do this  
15 while you fill out your card. It's 6:10. I'm going to  
16 adjourn for five minutes to give you the opportunity to  
17 do that. We'll come back at 6:15, go back on the record,  
18 and then take any comments people have. Okay?

19 So we are adjourning for five minutes.

20 (A short interruption was had.)

21 JENNIFER HOYLE: Okay. It's 6:15, so I'm going to  
22 reopen the hearing.

23 The first comment card that I have is from  
24 Michelle Gilbert at the Legal Assistance Foundation. So  
25 I'm going to hand the mic over to you so that you can



1 make your comment.

2 MICHELLE GILBERT: Good evening. I'm Michelle  
3 Gilbert, Legal Assistance Foundation, where I represent  
4 voucher-holders in eviction relative to CHA cases and  
5 also --

6 THE COURT REPORTER: Hold it closer and speak a  
7 little louder.

8 MICHELLE GILBERT: My name is Michelle Gilbert; I'm  
9 an attorney with Legal Assistance Foundation where I  
10 represent voucher-holders in eviction cases, in cases  
11 relative to CHA, and in source of income discrimination  
12 cases.

13 I appreciate the opportunity to make these  
14 comments. We'll be submitting written comments as well,  
15 but I wanted to make three brief points.

16 First, on behalf of the tenants I represent and  
17 others that I work with, we appreciate CHA adopting the  
18 pilot program for conditional approval of properties when  
19 there are only nonlife-threatening housing quality  
20 standard fails; and encourage CHA to adopt other policies  
21 and procedures that will speed up the request for tenancy  
22 approval and inspection process.

23 In my source-of-income discrimination work I  
24 find that the delay in inspections is one of the major  
25 barriers for tenants moving to opportunity areas.

1           Second, we encourage CHA to adopt a policy that  
2 recognizes the rights of voucher tenants to withhold rent  
3 due to conditions. Just as CHA abates rent, tenants have  
4 rights under the city ordinance and state law to withhold  
5 rent, which is isn't often recognized in the  
6 termination-of-tenancy process.

7           And finally, and in a somewhat personal note, I  
8 encourage CHA in making a very significant decision in  
9 making a hire to replace Katy Ludwig, to try to hire  
10 someone who follows two important attributes that I think  
11 that Katy brought to the process: Both the commitment to  
12 helping tenants make housing choices and encouraging  
13 policies that help tenants, as well as someone who was --  
14 is open to community input and participation in community  
15 groups.

16           I know that that's not always the most fun thing  
17 to go to meetings; and on behalf of tenant advocates, we  
18 appreciate how much she and others with CHA do make  
19 themselves available to community groups.

20           So thank you for, again, for the opportunity to  
21 comment.

22           JENNIFER HOYLE: The next comment card that I have  
23 is from Brenda Perry.

24           I'm going to hand you the microphone, if you can  
25 speak into it, please. Thank you.

1           BRENDA PERRY: Thank you very much. I'm a housing  
2 resident at Lincoln Perry apartments, and that's at 3245  
3 South Prairie Avenue.

4           I'm here because we turned RAD two years ago.  
5 I've been there -- this is starting the third year in the  
6 RAD program.

7           And I find the component here for RAD and the  
8 wait list very confusing. And I've also -- I'm just  
9 putting this on the record, that I did request that  
10 someone come out from RAD and re-explain that as well as  
11 the difference about if you make over a certain amount of  
12 money, that -- because we do have some people in -- in --  
13 that make more. And it used to be a flat -- flat rent,  
14 but now that's changed, and it's more and more. And they  
15 need to know how much they're going to be on the hook for  
16 as rents go up.

17           Because under the RAD, RAD is getting an  
18 additional -- because we're RAD, our building hasn't  
19 changed -- we've been under construction seven years:  
20 dirt, dust, grime, noise and everything else.

21           We've been neglected. We all seniors. And yet  
22 they're getting an additional \$200 per unit at fair  
23 market value where I was at. And they've cut all of our  
24 services: The janitorial services have been cut,  
25 everything has been cut.

1           They're rehabbing apartments and cutting the  
2 amenities in each apartment.

3           I don't get that. And consequently, when I see  
4 changes made that I don't clearly understand and that  
5 have not been explained by CHA, yeah, I have a problem  
6 with it.

7           So that's why I'm here. I can't intelligently  
8 speak to this because I haven't had the opportunity to go  
9 through this big manual in Section 18, because it is one  
10 of the longest section in this.

11           So I'll probably have something in writing, if  
12 not go to another one of the meetings. But I'm looking  
13 at...six, seven people here. And that's ridiculous.

14           Because it was probably advertised. And I want  
15 to put it on the record that my building management and  
16 so forth has not been giving us reasonable notice to come  
17 to these meetings. And it is unfair.

18           You say you want the public opinion, but if you  
19 don't let the public know, how you going...this is what  
20 you get.

21           And I think it was planned this way. And I say  
22 so because I think if they put this into effect, that  
23 they will basically -- especially with the wait list  
24 changes, I think they will be segregating us  
25 intentionally. Because you can go from RAD building to

1 RAD building no problem, but anything else is a problem.

2 And I think that is purposeful, and I think it's  
3 segregationist. It's keeping South-Siders on the South  
4 Side, it don't -- make it difficult for you to move to  
5 Lathrop or any of the North Side places. And they  
6 turning them over as RAD slowly enough on the North Side  
7 that it's not a RAD building if you want to move there.

8 It's a problem. And I -- I wish CHA would stop  
9 telling us one thing and actually doing another.

10 Thank you very much.

11 JENNIFER HOYLE: Okay. Thank you Miss Perry. I did  
12 want to briefly mention -- because we did speak before  
13 the meeting started -- that I did relay your request for  
14 someone to come out to your building and talk about RAD,  
15 to the director of our RAD program, Jewell Walton. So I  
16 asked her to follow up with you. So I hope you'll be  
17 hearing from her very soon. And we will respond to your  
18 other comments when we prepare the comment grid, to the  
19 extent that we can.

20 BRENDA PERRY: Thank you very much.

21 JENNIFER HOYLE: Thank you for coming tonight.

22 And also, again, with your issue with notice  
23 being posted, we will also follow up on that; because we  
24 rely on the property managers to do the postings and  
25 distribution. So if that's not happening, we need to

1 know about it. So thank you for raising that.

2 There are no additional speakers tonight, so I'm  
3 going to call the meeting to a close.

4 I do want to note that there is one more hearing  
5 regarding the Administrative Plan, that's on October 17th  
6 at CHA headquarters at 3:00 p.m.

7 And again, we do accept comments in writing,  
8 through mail, email, fax, in-person drop-off, through the  
9 end of the public comment period on October 29th. So  
10 there are still a couple more weeks to make comments on  
11 anything that you see in the plan.

12 So thank you for attending; I'm going to close  
13 the meeting right now.

14 BRENDA PERRY: Thank you.

15 WHICH WERE ALL OF THE PROCEEDINGS  
16 HAD AT THE PUBLIC COMMENT HEARING  
17 ON THIS DATE.

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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 comment hearing  
7 aforesaid, thereafter reduced to typewriting via  
8 computer-aided transcription under my personal direction,  
9 and that the foregoing is a true, complete and correct  
10 transcript of the proceedings of said public comment  
11 hearing as appears from my stenographic notes so taken  
12 and transcribed under my 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 24th day of October, 2018.

21 /s/Catherine A. Rajcan  
22 Certified Shorthand Reporter

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

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