



Owner News

A newsletter for property owners & managers participating in the Chicago Housing Authority's Housing Choice Voucher Program

Q2 2019

Message from the CEO



As we kick off summer, we are reminded of the need to work together to keep our neighborhoods and city safe. This requires a continued partnership between all of us. We all have a vested interest in the success of our communities and, through the help of the recently launched *Our City. Our Safety.* initiative, are coming together to say no to violence across our city.

In addition to safety, it is also important to put an emphasis on being productive. As with every summer, it will be a time of moves and new environments for many. Therefore, it is important for property owners to understand their responsibilities, whether it be new challenges, CHA policy updates or new ordinances from the city that require action. We encourage you to be proactive and protect yourself, your property and your tenants by having a plan and addressing possible future concerns now — rather than later.

Please take some time to read through this edition of *Owner News* so that you have the most up-to-date information about summer safety, lead-based paint, industry events and other items of interest to help you be a successful property owner.

My best wishes for a safe and enjoyable summer.

Sincerely,

Eugene E. Jones, Jr.
Chief Executive Officer

What's New

Registration is now open for the 2019 Owner Symposium!

CHA is celebrating a milestone in 2019 ... 10 years hosting the Owner Symposium and providing a full day of education and networking opportunities to Chicago's real estate professionals. Here's what you can expect at this year's event:

- A packed agenda of educational seminars, panel discussions and interactive workshops, featuring recognized experts.
- Dedicated exhibit areas that include dozens of housing industry vendors.
- Opportunities to interact with colleagues and CHA staff as well as make new connections.

There are several ways in which you can participate — register to attend, submit a session proposal in our Call for Speakers, or sign up to become a sponsor! For more information, visit www.chaownersymposium.org.

CHA's HCV West Regional Office has a new location!

Voucher holders, participants and property owners who previously conducted HCV-related business at the 2750 W. Roosevelt Road location will now receive services at 1852 S. Albany Avenue, Chicago, IL 60623.

We look forward to seeing you!

Lead-Based Paint: Tenant Protection and Property Maintenance

Part of being a great property owner and ensuring your success in the HCV Program is to provide safe and sanitary homes for all tenants and families. However, if a unit or property was built before 1978, chances are the tenant will be exposed to lead-based paint. Deteriorating paint (i.e. peeling, chipping, chalking or cracking) is a hazard and needs immediate attention — especially when found on surfaces that children can chew or areas that get a lot of wear and tear, such as:

- Windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

Lead poisoning can be extremely dangerous for children under the age of six because they are particularly susceptible to the potential neurological problems caused by lead-based paint. Lead poisoning can cause severe learning disabilities, hearing loss, brain and nerve damage, and even death.

CHA will perform a visual paint assessment during the HQS inspection process to help protect tenants and families. In order to provide lead-safe environments, concerned property owners should address any significant paint issues as soon as discovered or regularly re-paint surfaces and trap any lead-based paint that may be present.

CHA provides a Lead Education Initiative Packet (available online at www.thecha.org/forms) to all HCV participants that includes two informational brochures about lead poisoning, detailing its effects and prevention. Property owners are encouraged to become as educated as possible when it comes to lead-based paint treatment and hazard reduction.

2019 HCV Tax Savings Program Application

Under state law, qualified Illinois property owners who rent to participants in the Housing Choice Voucher (HCV) Program may receive property tax abatement ("tax savings") in an amount up to 19% of a property's Equalized Assessed Value (EAV). The actual amount will depend upon tax rates, the state equalizer, EAV and the number of qualified units rented to HCV Program participants.

A separate HCV Tax Savings Program Application is required for each unique Property Index Number (PIN), and applications must be submitted on an annual basis. If you don't know your PIN, visit www.cookcountyassessor.com or check your most recent tax bill.

Applications for the 2019 tax year are due by **December 15, 2019**. If approved, the tax abatement will be realized on the second installment of the subsequent tax year.

A Message from the Office of the Inspector General (OIG)

The Office of the Inspector General is an independent body within the Chicago Housing Authority whose purpose is to investigate and audit matters concerning fraud, theft, waste, abuse and misconduct within or affecting CHA.

The OIG ensures that violations, as they relate to CHA residents, employees, contractors, subcontractors or any entity receiving funds from CHA, are investigated and prosecuted. As a property owner, if you have any information regarding fraud in your dealings with tenants, CHA employees or CHA contractors, you are encouraged to report this information to the OIG. Immediate reporting, while facts are still fresh in your mind, is helpful. Complaints can be kept confidential.

If you have any information relating to fraud or unethical activity within or affecting the Chicago Housing Authority, contact the OIG by calling our Hotline at 800-544-7139 or send us an email at fraud@thecha.org.

Featured Property Owner Success Story: Tim Lindsay

How long have you participated in the HCV Program and how did you become involved?

15 Years. I was remodeling and wanted to find responsible tenants for a safe, well-maintained unit. I didn't want to rent to just anybody off the street (as I live in my building) and was looking for families who wanted a home, as opposed to "just a place to live." A Building Contractor knew of my interest and suggested I look into the HCV Program.

How has your experience been as a property owner with the HCV Program?

The honest answer is that the more I learn about HCV resources, the better the experience gets. There are plenty of resources for [property owners] that I previously didn't know were available, and significant opportunities to reach out to other property owners. It's also been helpful for me to learn how the HCV Program impacts and is viewed by HCV participants (which happened at a recent participant/property owner meeting sponsored by HCV).

What is one piece of advice you would give to current or potential property owners about how to be successful in the HCV Program?

My advice to potential HCV property owners is the same as to any rental property owner: Managing income property is not a passive "armchair investment." You must be actively involved. Continue to educate yourself, stay current with regulations and standards, and know your tenants' needs and rights.

What do you think is the most significant benefit of being a property owner in the HCV Program?

Different property owners value different things. To me, the top benefits are that I receive market-rate rental payments while providing needed housing (and other services) to members of the community. My tenants have generally been very long term tenants. They and I have both experienced the HCV Program as a blessing.



How You Can Help Maintain a Safe, Strong Community This Summer

As a property owner, you play an important role in setting the tone for positive activity within your neighborhoods. Below are just a few tips to follow that will help make this a safe and enjoyable summer:

Know your building. Under the Gang and Drug House Ordinance, building owners can be held responsible for criminal activity in and around their building if they do not take action to prevent and/or deter such activity. Be aware of what is happening at your property. Check with tenants and neighbors to stay in the know of the activity occurring at or around your property.

Communicate. Talk to your tenants and make sure you are aware of what's going on in the neighborhood and address any concerns they may have.

Get involved. Attend a Chicago Police CAPS meeting to learn how you can make communities safer.

Be a good neighbor. Respect the lives, opinions and property of others. Be active in your community, get to know your neighbors, respect yourself and your property, abide by the law and get involved in activities that strengthen your neighborhood.

If you see something, say something. If you see any criminal activity in or around your neighborhood, make sure to file a report. Police will need details such as the type of illegal activity suspected, and as much information about the people involved in the activity as possible.

Taking these steps will help strengthen connections within a community and supports dialogue between property owners and participants in the HCV Program. Everyone benefits from safe, strong and supportive communities — and everyone is responsible for building one.



Refer a Friend!

Come one, come all! CHA is working hard to expand housing choices for HCV participants. But, we need your help. If you know of any colleagues who own rental property in one of Chicago's 77 communities, especially in a Mobility Area, and would be interested in taking advantage of the many benefits offered to HCV property owners, encourage them to register for the Owner Symposium or attend a briefing today!

Property Owner Briefings

New to the HCV Program? Want to hear the latest updates? Join us and learn how CHA partners with property owners and managers to provide safe, decent and affordable housing to Chicago's families.

McKinley Park Branch Library
1915 W. 35th Street, Chicago, IL 60609

Thursday, July 18, 2 p.m. to 4 p.m.

Charles A. Hayes Family Investment Center
4859 S. Wabash Avenue, Chicago, IL 60615

Thursday, August 29, 2 p.m. to 4 p.m.
Thursday, September 12, 6 p.m. to 8 p.m.

Housing Quality Standards (HQS) Inspections Workshop

How do the CHA inspectors review a unit for the HCV Program? They follow the HUD inspection form! Join the inspections team as they methodically walk through a typical HQS inspection, highlight common fail items, and discuss HUD policy updates.

***Suspended property owners are required to attend this workshop to regain good standing with the HCV Program.*

Tuesday, July 16
3 p.m. to 5 p.m.

Wrightwood-Ashburn Branch Library
8530 S. Kedzie Avenue, Chicago, IL 60652

Thursday, August 15
2 p.m. to 4 p.m.

McKinley Park Branch Library
1915 W. 35th Street, Chicago, IL 60609

Thursday, September 5
6 p.m. to 8 p.m.

Charles A. Hayes Family Investment Center
4859 S. Wabash Avenue, Chicago, IL 60615

Register to attend these events and see the full schedule at:
CHA-HCVeEvents.eventbrite.com