

Proposed FY2020 HCV Admin Plan & ACOP

Public Comment Period: September 11 - October 10, 2019

Public Comment Hearings: Sep 26, 6:00p, FIC, Oct 1, 11:00a; Hattie Callner, 855 W Aldine

Comment #	Individual/ Organization	Comment	CHA Response
1	Jewellester Carney	I want to comment on a portion of the plan, particularly the family breakup, if English is declared the primary language in the United States of America, then no one should have difficulty understanding this a voucher is given to the head of the household this stood in line for hours behind many people and waited 7 years to receive this voucher. The federal government section 8 program and cha voucher program has always explained to voucher holders that the head of the household is the primary holder of the voucher and all household changes revolves around the head of household selection of chosen housing for the family. An example: woman with 2 kids is a voucher holder, her oldest child decides they want to live on their own, the oldest child must apply for the program as did his/her mother, or wait until her mother dies and then she can become the primary holder of the voucher, yet the oldest child still has to allow the other sibling equal control of the voucher and decision on where to live.	Thank you for your comment

2	tommy garmon	I don't know if this is in the sphere of the comments you are expecting but, I have glaucoma and have been thinking about trying marijuana because my present medication makes me itch, I hear it works. What I want to know is CHA's stance on marijuana sense it's legalized.	<p>HCV Response: While federal law still prohibits the use or possession of medical or recreational marijuana on federally-subsidized properties like CHA, the CHA is working with the City of Chicago to ensure a safe, responsible implementation of the cannabis laws in Illinois. CHA will be working to educate and inform residents about federal law and how it affects them, support residents in their efforts to legally exercise their rights and provide social or clinical support or referrals, where necessary or appropriate. To ensure that all residents are treated equally and fairly and made aware of resources that are available to support them, CHA will be training its property managers and meeting with resident organizations so that they are informed and supported. Our priority is to ensure that the cannabis laws for both medical and recreational marijuana are fair and equitable for all Chicago residents regardless of where they live.</p> <p>Public Housing Response: Thank you for your comment. On May 31, 2019, the State of Illinois passed the Cannabis Regulation and Tax Act legalizing an regulating the production, consumption, and sale of Cannabis in Illinois and will come into effective January 1, 2020. Federal law, however, prohibits marijuana use and possession in federally subsidized housing. CHA's Public Housing (senior, family, mixed-income, and scattered sites) and Rental Assistance Demonstration (RAD) programs are federally funded. Therefore, the federal law overrides the state law regarding possession or use of marijuana in a CHA unit or on its grounds.</p>
3	LINDSAY GRAVES	First thing I would like to talk about is that this 120 percent average market rate income relevant to the area that you live in – am I correct on that?	STEVEN FIELD: Yes. That's correct.

4	LINDSAY GRAVES	<p>Okay. Well, the point I want to make is that is somewhat discriminatory in nature. Because if you do a simple research of the average incomes of the areas throughout the city, the level of people making the income up here \$25,000; and according to your reading, it will result in a rent increase.</p> <p>I have a person that's in the same condition over income, will never be addressed, because the average income up here is approximately 78 to 85,000. And that I'd say is a disparity that is unacceptable for the people on the South Side. That's -- that's putting people -- making money -- taking money out of people who are less fortunate. Okay?</p>	<p>The City of Chicago and its metropolitan area (Chicago-Naperville-Joliet, IL Metropolitan Division) will be subject to same set of AMI thresholds by family size. This information is available for review online: https://www.chicago.gov/city/en/depts/dcd/supp_info/area_median_incomeamichart.html</p>
5	LINDSAY GRAVES	<p>The average income for America is 50,000. I would accept that. But to go to what -- a person's average income in the area, where I live in Englewood, is one of the most depressed neighborhoods in the nation. Not for long, but for right now it is. And so I would suggest in order to not have any court conflict on this application of the rule -- because surely one who's on fixed income at 78,000 is a threshold for the rent to go up, in comparison to one that makes only 25,000, the threshold is definitely -- you know, the disparity is self-evident. Point one.</p>	<p>The City of Chicago and its metropolitan area (Chicago-Naperville-Joliet, IL Metropolitan Division) will be subject to same set of AMI thresholds by family size. This information is available for review online: https://www.chicago.gov/city/en/depts/dcd/supp_info/area_median_incomeamichart.html</p>
6	LINDSAY GRAVES	<p>Like to know about the transfers. I notice that you use the word "cause." Could you give me any kind of stipulation what a cause may be, say, for instance, if I may want to move in the South Side back to the North Side. How -- is there -- any kind of stipulation there that would prohibit that action?</p>	<p>KETSIA COLINET: No. If a resident has an interest in moving for whatever good cause that may be, the resident has that opportunity to move.</p>
7	LINDSAY GRAVES	<p>Okay. And -- all right. And is there anything in this ACOP agreement that -- I haven't had a chance to read it as much as I would like -- involuntary transfers. Is there any conditions stipulated in this about involuntary transfers out of your building, say to another building?</p>	<p>KETSIA COLINET: There's nothing referenced in our update referring to involuntary transfers.</p>

8	LINDSAY GRAVES	<p>Okay. And could you elaborate a little more. I'm in the senior housing; and some people want to go on the list. Could you just explain it so I can take it back to the people at the site-based or area-based exactly what that means; the building, or just a specific area of the city you're limited to. Am I correct? Or is it something that – somewhat distinct from what it used to be at the citywide; am I correct?</p>	<p>MS. COLINET: Correct. So in the past we maintained community-wide or family public housing wait list. Additionally, we maintained site-based waitlists for senior housing. We transitioned our process last year to allow for site-based wait list applications for our family portfolio. We maintain community-area scattered sites wait list for every community area across Chicago where we have units. Some of our site-based waitlists group multiple properties. Site-based waitlists that include more than one individual CHA property are identified as such within the online application portal.</p>
9	LINDSAY GRAVES	<p>Your family. Okay.</p>	
10	LINDSAY GRAVES	<p>Okay. You know, there's some concern there because we're going through a major process. Where it's going to go, we don't know, as far as my building. Because we're in the targeted area for gentrification. I've had corporate meetings at my building for proposals of doing properties and redoing properties and stuff. The point I also like to make is this: Is that for the record, definitely, I would like you to please understand everybody needs a place.</p>	<p>JEWELL WALTON: Quick clarification. So my name is Jewell Walton, Deputy Chief of the Rental Assistance Demonstration Program. According to the City of Chicago, effective April 1st, 2019, 120 percent of area median income for a household of one is \$74,880. For a household of two is \$85,560.</p>
11	LINDSAY GRAVES	<p>In America, second only to the climate crisis that we are in the middle of, is housing. For every 100 people in housing, there's only 30 apartments available. And it's not getting any better. However, your program and your policy has eviscerated the culture of my building. Because before we had people that vote, people that participate, and all of the regular aspects of a normal person who went through their life have been – you know, reasonably employed.</p>	<p>Thank you for your comment.</p>

12	LINDSAY GRAVES	<p>However, I understand the need for -- to provide services for people that are desperately in need, but what I do not accept is targeting a building like mine. See, if you would spread it out to this building and everywhere else on the North Side, and on the South Side, then it would be a better have a moratorium on my building. Because you know, I don't want to -- these people -- and what I know, apathy is pervasive. It's because they've been neglected by our so-called leaders for decades. They've given up. And the people that are the most less -- the ones that are less fortunate, like veterans, domestic, and homeless, they have given up. But to bring that culture amongst people who have been responsible and been inundated -- virtually every person coming in now has an issue with alcohol, drugs, or whatever. Psychological, definitely.</p>	Thank you for your comment.
13	LINDSAY GRAVES	<p>And I'm just asking to please have a moratorium, because this has to stop. Because like I said, my building is suffering because your implementation of targeting our building. Now, this is not with you. I guess I will have to deal with CHA; but you can carry this message forth. It's very convenient to have the threshold of occupancy in apartments when you hold the purse strings in order to get the job of redoing the apartments in a timely manner. You see, it's a built-in catch 22.</p>	Thank you for your comment.
14	LINDSAY GRAVES	<p>You're not putting the money in the building to get the apartments to the threshold, to avoid having to bring in people like from up here on the North Side. Okay? I mean, biggest complaint I get from managers is that they have to wait six, eight weeks, maybe a month and a half, two months in order to get a job done. And in our building, when you're talking about these apartments being turned over and keeping us at that 97 percent threshold that you stated in previous meetings, I think that the way to CHA's implemented is self- evident of this effect. They want to drag their feet in order to keep us in the threshold to make my building more receptive to people that's 55 years of age.</p>	Thank you for your comment.

15	LINDSAY GRAVES	I say to you, because of the disparity of the numbers of the people, if you do a cursory investigation, you'll find we have suffered unbalanced influx of people that have difficulties in life, when other buildings have been kept immune throughout the system. So I say bring it back into the common ground for us all. And other than that, that's about basically what I could say here. Because this -- this is on these subjects here. I can't think of nothing anytime -- but the income thing, please consider that. Because that's a -- that's a legal question. You know, I -- I got some background.	The City of Chicago and its metropolitan area (Chicago-Naperville-Joliet, IL Metropolitan Division) will be subject to same set of AMI thresholds by family size. This information is available for review online: https://www.chicago.gov/city/en/depts/dcd/supp_info/area_median_incomeamichart.html
16	LINDSAY GRAVES	I used to represent people in the postal system in EEOC complaints. So when you have a condition, where a person over here, \$26,000 is on the verge of getting their rent increased because of the average income in their neighborhood; but their average income in the neighborhood may be only 26,000; whereas a person living up here -- whereas I just did one in this area here is about 78,000. Person here on fixed income will never have to deal with that as far as their rent going up. So please, reconsider to withdraw that proposal, because it's not working.	The City of Chicago and its metropolitan area (Chicago-Naperville-Joliet, IL Metropolitan Division) will be subject to same set of AMI thresholds by family size. This information is available for review online: https://www.chicago.gov/city/en/depts/dcd/supp_info/area_median_incomeamichart.html
17	LINDSAY GRAVES	Okay. But it's -- it's -- okay. It didn't stipulate that. And I'm very specific, you know. If it's -- it's generalized; because I'm strictly legal, you know, to the letter.	Thank you for your comment
18	LINDSAY GRAVES	And I thank you for clarifying that, because that was one of great concern in my community. And once again, I want to thank you for your time. But please consider there would be more participation on the South Side if we were given a time frame such as this one here to allow people to participate. It was dark when I got to the building at about 6:25. And I just think that if you want to have an environment that's conducive to true comments and getting information that we all need to work together on, would be advantageous to have the times at a daytime, between 11:00 and one o'clock in the day.	JEWELL WALTON: Quick clarification. So my name is Jewell Walton, Deputy Chief of the Rental Assistance Demonstration Program. According to the City of Chicago, effective April 1st, 2019, 120 percent of area median income for a household of one is \$74,880. For a household of two is \$85,560.

19	LINDSAY GRAVES	I mean, I agree, after you made the clarification. Please understand, I'm practical experience, court experience. I beat lawyers. I'm very specific about the language. If it's not codified in the language, it does not exist until there's clarification to what it actually means. So Jewell is kind enough to further elaborate on it. I thank you for your time too, because that was one of great concern for me as far as how this was going to be applied.	Thank you for your comment
20	Charlotte Starks	Okay. The first thing I want to address is property owners and what the law requires of them, and what we should be or CHA should be requiring. That property owners -- property manager, not property owners who are managing their property -- should be registered with the State of Illinois. That is the law, and that should be upheld; because they're doing things against the law and should be held accountable. Lease agreements for voucher-holders. We have a...38-page lease agreement that really should -- which I understand only applies to public housing; is that correct?	KETSIA COLINET: We have a lease agreement that has been updated as a result -- JENNIFER HOYLE: Yeah, that document is specific to the public housing program.
21	Charlotte Starks	What is public housing?	CHA public housing are units that are owned by the Housing Authority; different from the public -- from the Housing Choice Voucher program where the units are owned by private landlord. CHA owns these specific units.
22	Charlotte Starks	We got a problem with lease agreements and -- that are being issued by property owners to Housing Choice Voucher tenants. Most of them are issued from the download on the Internet, and it has prefilled-out things on there that they're asking tenants to sign, which are not being issued to them.	KETSIA COLINET: So just to clarify, the lease agreement that has been provided with ACOP is applicable to CHA's public housing. If you have questions about Housing Choice Voucher, I'll pass over the mic.
23	Charlotte Starks	I think that lease agreement that you have drawn up or drafted for public housing needs to be considered for Housing Choice Voucher tenants.	STEVEN FIELD: Unfortunately, we do not have the authority to dictate what private landlord -- type of lease a private landlord uses.

24	Charlotte Starks	Well, we need to talk about that, because there are abuses to those lease agreements. Also we need to talk about lease agreements that are only issued for a year to tenants, and after that it's on a month-to-month basis, which allows for abuses; it allows for evictions; it allows for increases to rent that are above and beyond what is affordable. It puts the tenant in a position of being homeless. That needs to be corrected. I figure there should be a lot of changes to CHA and their policies as far as voucher-holders are concerned, because we're considered a burden, but we're making everybody else rich while we're not taken into consideration for any kind of respectable -- I don't know why you're laughing --	Thank you for your comment.
25	Charlotte Starks	because this is serious. We're going to see some changes. It might not be this week; we're going to see some changes to the -- to policy that you have that are just absolutely outrageous. CHA does not honor the RLTO. It's a law that should be upheld by CHA. And you don't -- leave it up to whoever. And when people call in to make complaints about property owners, you're referring them to MTO. That's something else that needs to be discussed. Because MTO did not handle those problems, they haven't been trained to do so. Probably if they were trained, they could do something about it. But there's problems that CHA should be handling, not MTO, or referring to MTO.	Thank you for your comment.
26	Charlotte Starks	And then we have required moves. I heard something about that recently where a tenant is having problems that are probably discriminatory in nature, and they're coming to CHA, CHA is doing required moves, which is like eviction. I'm going to elaborate on these in writing, but I would like to make these comments in person tonight.	Required moves such as mandatory administrative moves are covered by CHA.

27	Brenda Perry	<p>In talking about transfer restrictions for seniors in RAD buildings, we were told RAD meant X, Y, and Z. You all have – the CHA has defaulted on everything they told us about RAD when we signed those leases. Everything. It is not fair to the seniors. There is not sufficient senior housing to go to. And what you call the upward mobility housing, they don't want us in it because we have no income sufficient to make it possible to get in those buildings.</p>	<p>There are two primary opportunities under the RAD program to transfer to other housing that gives residents more choice and flexibility. First, Choice Mobility, or the ability for RAD PBV residents to request a tenant-based voucher to move to the private market, is an option available under RAD but not under Public Housing. Second, newly introduced in our policies for senior RAD and Public Housing buildings is "Senior Housing Transfers for Good Cause", which gives seniors more options. In both cases, residents are still only responsible for 30% of their household income towards rent.</p>
28	Brenda Perry	<p>It's been selective disparity for senior housing. Our ability to take the Section 8 restricts us out of HUD housing, it restricts us out of everything but a RAD building other than taking the Section 8. And then we go out there, we take a Section 8, and before we know it, there's no guarantee that they're not going to change the rules to the thing; we end up having to pay heating bills and so forth that we cannot afford. Because we're on a fixed income, and that is not told to us ahead of time.</p>	<p>Exercising Choice Mobility is a choice, not a requirement. CHA has undertaken a Choice Mobility check-in with residents at senior buildings approximately 90 days before the property's 1-year anniversary to explain the Choice Mobility right, provide an overview of the requirements, and recommendations on how a resident might proceed with tenant-based voucher upon issuance.</p>
29	Brenda Perry	<p>I've seen too many people screwed about it already. That's not fair and it's not right. And you talk about addressing the RAD property, but you're not spelling out what you're doing with it. I see three or four references to RAD properties, but you're not spelling out how we can do what. And you talking about converting RAD, but it's the RAD2s, which puts another category about it.</p>	<p>Because residents are responsible for identifying a unit if they choose to move with a tenant-based voucher (HCV), CHA encourages residents through the Choice Mobility check-in meetings and during the HCV intake process to understand owner vs. tenant responsibilities, their lease, and corresponding paperwork.</p> <p>RAD2 is another component of the RAD program for 3rd party owners of Project-Based Voucher properties. It is not applicable to CHA-owned senior properties.</p>
30	Brenda Perry	<p>You haven't sent anybody out to the building to explain this to the seniors or anything. Just like this meeting is bogus because only a handful of people come, and they're primarily because they went to some meeting – either SCHC meeting or something like that to get the information. You are not making it informative to residents. We're supposed to have things posted in our management offices. You go in - - my management office, you don't see anything pertinent to a resident posted anywhere except the OSHA thing and a couple of other standard things. That is wrong.</p>	<p>Meetings on Choice Mobility were done in November 2017 for Lincoln Perry (ahead of its one-year anniversary as a RAD PBV building) and follow up was discussed by CHA staff in March 2019.</p>

31	Brenda Perry	The last time I came to a hearing like this, was only me and one other person. But you claim you're doing advertising. I don't know what papers you advertise in or whatever, but you know, newspapers are out of the box. You have all kinds of technical lists for emails and text messages, and you have people's information, because every time we come to a meeting, we put information down. Why can't you contact us then?	The protocol for all CHA public comment periods is as follows: 1. publish resident notice in three local news outlets; 2. mail notice to residents living at scattered sites and mixed-income properties; 3. hand-deliver notice to residents at traditional and senior buildings; 4. post the resident notice along with the documents that are out for public comment on CHA's website; 5. send electronic copy of notice and documents to the LAC, FIC & HCV Satellite Offices, FamilyWorks, and Community Based Organizations that are in partnership with CHA.
32	Brenda Perry	The other thing is there was another sheet that was out before these two sheets that said they have a waiver on HQS, Housing Quality Standards, that if you're in a RAD building, they can waive that, when you don't get that inspection. And they don't put anything on it. They're rehabbing my building, which they have been doing for eight years, and not one thing in eight years and over \$20 million is complete. That is ridiculous.	Senior RAD PBV properties owned by CHA follow the Uniform Physical Condition Standards (UPCS), which is considered a more stringent set of inspection protocols over Housing Quality Standards (HQS). Routine inspections such as these are temporarily halted until construction is complete.
33	Brenda Perry	I go to a Board of Commissioners meeting, and I hear about how they're giving \$3 million to this library, \$4 million over here, \$10 million to the City of Chicago Park District. The park district and the libraries have their own City budgets. So why CHA offsetting it, and we can't even get anything fixed. Even with all this money that has been spent. They've traded out materials; we were supposed to have semi-gloss paint, that way we could wipe down to keep the building clean and sanitary.	Thank you for your comment
34	Brenda Perry	They put up flat paint. There's a considerable money difference between flat paint and satin. Who made that change? We were told one thing -- and it's called bait and switch. And in the State of Illinois and under Chapter 38, that is fraud. And CHA has been perpetrating fraud for years. I've been going to these board meetings and telling them about it. If you're really interested in change, I suggest if you're here, to text your mayor before she appoints a CEO of CHA, and let her do an audit of CHA. Because I see nothing about waste and corruption.	Thank you for your comment.

35	Brenda Perry	The other element I wanted to talk about is the Board of Commissioners. I was at the last meeting, which was the – I think the 17th of this month. Do you know at that meeting they passed the administrative changes, so why you having a hearing after the fact? Does that make a lot of sense? That we're here talking about a plan that's supposedly proposed, but the Board of Commissioners has already passed it. I got problem with that. This is not the first time they've done that either.	JENNIFER HOYLE: Thank you. I did want to mention the Plan that was passed at the last meeting was not one of the two Plans that's under discussion tonight. That was the MTW Annual Plan. So that the Plans that we're discussing tonight are the Admissions and Continued Occupancy Policy and the HCV Administrative Plan. Those I believe are scheduled to be heard at the November board meeting. So those are still pending items that have not been approved yet.
36	Brenda Perry	So if you can answer any of these questions, I would be significantly appreciative. Because I haven't had a straight answer from CHA for the ten years I've been in CHA housing.	
37	Michelle Gilbert Supervisory Attorney Legal Aid Chicago 312.347.8315 mgilbert@legalaidchicago.org	Good evening, everyone. My name is Michelle Gilbert, and I'm an attorney with Legal Aid Chicago, and I work on CHA housing with the Chicago Area Fair Housing Alliance. And as we discussed at many of our meetings, it is our goal for CHA to work to speed up the moves process, either for tenants who are a required move – as Miss Starks mentioned – tenants who are moving because their landlord has given them a 30-day notice and, critically, tenants who are trying to move into opportunity areas.	CHA is always looking to make improvements to shorten the amount of time it takes for a voucher holder to lease up in a unit. CHA is in the process of implementing a demonstration that allows a voucher holder to move into a unit prior to a passed inspection as long as there are no life threatening fail items. Depending on the impact, CHA may expand this program.
38	Michelle Gilbert Supervisory Attorney Legal Aid Chicago	When tenants need to wait for nearly a month just to get a briefing, and then need to wait easily another 30 days to six weeks after they turn in their request for tenancy approval to be able to move in, they're hurting that relationship or the reputation of the program with the former landlord; they're making themselves virtually ineligible for opportunity area properties where tenants without vouchers can move in real quickly.	CHA is always looking to make improvements to shorten the amount of time it takes for a voucher holder to lease up in a unit. CHA is in the process of implementing a demonstration that allows a voucher holder to move into a unit prior to a passed inspection as long as there are no life threatening fail items. Depending on the impact, CHA may expand this program.

39	Michelle Gilbert Supervisory Attorney Legal Aid Chicago	One change that we have recommended is rather than having people turn in their briefing papers and then – turn in a request for moving papers and then get an appointment later for briefing, or CHA to adopt some sort of automated briefing where people can watch in a computer terminal, maybe there might be exceptions for people who haven't been to briefings in a long time. But the technology exists, lots of education is delivered that way, and then people would be able to in one stop be able to get their move-in papers and start looking. We also encourage CHA to adopt a policy, join us in lobbying city council, if necessary, for a requirement that landlords need to give voucher-holders 90 days notice; that a 30-day notice isn't enough.	CHA has and is always looking to make the briefing process less burdensom for the participant, including the ability to attend a briefing online. Although, not yet implemented, CHA is still looking at this option and to structure in a way that ensures that the voucher holder is provided the necessary information to succeed on the HCV program.
40	Michelle Gilbert Supervisory Attorney Legal Aid Chicago	I represent too many people in eviction court where I'm just there begging their landlord for a little bit more time. Sometimes the landlord has someone else that they want to move in. But it is impossible to move with a voucher in 30 days. It's -- it hurts my heart every time I have to say, oh, don't you just have some place you can stay? But I'm -- I'm suggesting to clients that they move twice, that they put their possessions in storage, that they double up on people.	CHA is always looking to make improvements to shorten the amount of time it takes for a voucher holder to lease up in a unit. CHA is in the process of implemeting a demonstration that allows a voucher holder to move into a unit prior to a passed inspection as long as there are no life threatening fail items. Depending on the impact, CHA may expand this program.
41	Michelle Gilbert Supervisory Attorney Legal Aid Chicago	This -- the essence of the program is the ability to move, and the way that it's being administered makes that possibility very difficult. There have been changes, and I applaud the work that CHA has done with the advocacy community, and regularly participate in our meetings. And I encourage us to take some of these steps to improve the move process. Thank you for listening to us.	CHA is always looking to make improvements to shorten the amount of time it takes for a voucher holder to lease up in a unit. CHA is in the process of implemeting a demonstration that allows a voucher holder to move into a unit prior to a passed inspection as long as there are no life threatening fail items. Depending on the impact, CHA may expand this program.

42	Brenda Perry	<p>You have here in the ACOP update that senior housing transfers for little cost will require residents transferring to solely pay for moving costs and transfer activities. Now, I understand about transfer of utilities, but not moving cost. Because they're moving for a reason. Something is totally unsatisfactory about the building or the way it's maintained or something else, which is why they want to transfer out. And I don't think we were told that that would not be the case. So now you changing it in the middle of the road after we've already signed on to this RAD, which you explained to us as a demonstrative program -- to demonstrate what? How you can screw us?</p>	<p>Senior Housing Transfers for Good Cause and Family Public Housing Resident Transfers replace previous ACOP's Resident-Initiated Transfers for Good Cause. Senior Housing Transfers for Good Cause are separate from mandatory administrative transfers, which include transfers resulting from a reasonable accommodation approval, as well as emergency transfers for which CHA would cover costs associated with the transfer.</p>
43	Brenda Perry	<p>I can't believe this. If I want to transfer, I have to spend my own moving expense to go to another RAD building? That's not what we were told when we signed the lease. Now you're changing the game. That is not right. It should not go in there like that. And...what do we have to do, get a lawyer and sue CHA? Is that what we need to do?</p>	<p>KETSIA COLINET: Just to confirm the policy as it relates to RAD conversions, all residents who are transferring or converting to properties -- transferring to properties that we converted to RAD, there's no cost to the resident for that. All properties that are being converted from public housing to RAD, again, there's no charge to the resident, excuse me -- to go through that process. This specific --</p>
44	Brenda Perry	<p>RAD to RAD?</p>	<p>KETSIA COLINET: This specific transfer is related to individuals who want to transfer for what we deem to be a good cause. You want to move for whatever reason that's of interest to you. All mandatory transfers, CHA will cover those costs. So there's emergency reason for the resident to move, CHA does cover that cost. But if the resident chooses to move for a nonrelated mandatory reason, because they want to move and that is approved, then that cost is to the resident. All mandatory administrative transfers are covered by the Chicago Housing Authority, CHA.</p>
45	Brenda Perry	<p>Is lack of safety and security one reason that you could move for?</p>	<p>KATSIA COLINET: If a resident has an interest in moving because there's a need for an emergency transfer, there's something that is, let's say, not suitable in the unit, but is a danger to the resident, that's considered an emergency move, CHA will cover those costs for that type of move.</p>

46	Charlotte Starks	<p>I have a concern about inspections as opposed to lease and housing. The inspections cover the apartment sometimes. We're not getting either experience – I experienced something with a tenant where the inspector came in for about five minutes, looked around, asked her was the smoke alarm working. Did not check. Now, this is Nan McKay. These are the people who are doing the inspections and customer service, and there's no telling what else they're doing. And this is not adequate. Plus the fact an apartment inspection does not mean decent housing. The building and the apartment is considered decent housing. And we have in front of you, as you know, in black areas, African American areas, whatever you want to call it, slumlords that you are paying money, and quite a bit of money, to give tenants, housing choice voucher tenants, decent housing.</p>	<p>Thank you for your comment. The Housing Quality Standards (HQS) inspection ensures that any unit participating in the HCV program is decent, safe, and sanitary. The process includes an examination of the dwelling unit and any common areas within the building. For more information, please see our HQS Guidebook. Moreover, in 2016, CHA implemented the Owner Suspension Guidelines, which suspend owners from participating in the HCV program if they are consistently failing to meet HQS Guidelines.</p>
47	Charlotte Starks	<p>Plus the fact where I came from, if you're getting better money and you're not doing what you're supposed to do, that's a crime. Something needs to be done about these inspections. Something needs to be done about the decent housing aspect of this whole program.</p>	<p>Thank you for your comment. The Housing Quality Standards (HQS) inspection ensures that any unit participating in the HCV program is decent, safe, and sanitary. The process includes an examination of the dwelling unit and any common areas within the building. For more information, please see our HQS Guidebook. Moreover, in 2016, CHA implemented the Owner Suspension Guidelines, which suspend owners from participating in the HCV program if they are consistently failing to meet HQS Guidelines.</p>
48	Legal Aid Chicago, Michelle Gilbert	<p>The Working Group recognized that while many housing providers refuse to accept Vouchers, despite civil rights protections, because of their prejudice, some housing providers raise concerns about Voucher processing that put Voucher tenants on unequal footing with other tenants. The Working Group and these comments have the goal of eliminating PHA policies or practices that can be an impediment to landlord participation in the Voucher program (or even a pretext). These improvements would benefit all Voucher holders, but particularly those seeking to move to opportunity areas where “in demand” rental markets mean that landlords rent to non-Voucher tenants while the PHA is still processing the move (a practice which the City and County Human Rights enforcement agencies do not currently consider to violate their Ordinances).</p>	<p>Thank you for your comment. CHA understands that despite the source of income protections in the City of Chicago, many property owners do not rent to participants based solely on the fact that they have a voucher. CHA works closely with Chicago Commission on Human Relations (CCHR) to investigate these allegations. Additionally, we acknowledge that due to various reasons, voucher holders have a harder time finding units in Mobility Areas, which tend to have higher rent amounts and are extremely competitive rental markets. To mitigate this issue, CHA has implemented Exception Payment Standards and Landlord Incentive Payments, through our Moving to Work Agreement (MTW) to make it easier for participants to move into these communities.</p>

49	Legal Aid Chicago, Michelle Gilbert	<p>RECOMMENDATIONS</p> <p>1. Improve Processing of Requests for Tenancy Approval</p> <p>Delays in processing Requests for Tenancy Approval (RFTAs) disadvantage Voucher tenants seeking to move into “in demand” neighborhoods. To process a move currently, CHA takes 51 days, on average, from the tenant’s submission of the RFTA to CHA offering a HAP contract to the landlord. As we previously commented on CHA’s 2019 MTW plan, removing the one month incentive to existing landlords will not help this problem – even the one month payments does not satisfy the full delay inherent in renting to a CHA Voucher tenant.</p>	<p>Thank you for your comment. CHA is always looking to make improvements to shorten the amount of time it takes for a voucher holder to lease up in a unit. CHA is in the process of implementing a demonstration that allows a voucher holder to move into a unit prior to a passed inspection as long as there are no life threatening fail items. Depending on the impact, CHA may expand this program. Additionally, CHA is always looking to use the technology available to improve efficiency and make the lease up process as seamless as possible. We have implemented an Owner and Participant Portal to make it easier to submit documents to CHA.</p>
50	Legal Aid Chicago, Michelle Gilbert	<p>Overall, the moves process needs to make better use of the technology available in 2019 and depend less on processing actual paper (we know that CHA has made some improvements in this area). Further, CHA’s contracts with the companies that actually administer the Voucher program do not impose strict enough time frames and do not sufficiently reward (or punish) meeting (or missing) processing timeline goals. In addition to the general recommendation to speed up and make more efficient the lease-up process, the subcommittee has made the following specific recommendations that could speed processing:</p>	<p>Thank you for your comment. CHA uses a performance based contract with its vendors who administer the HCV program. The financial incentive/disincentive metrics include meeting various process timeframes during the moves process.</p>
51	Legal Aid Chicago, Michelle Gilbert	<ol style="list-style-type: none"> 1) Inspecting housing units occupied by a current non-Voucher renter (this recommendation does not concern new Voucher participants renting in place, which is currently allowed) 2) Checking other eligibility requirements (e.g., property taxes) concurrently with inspection process (so as not to delay inspections) 3) Engaging in inspection and rent negotiations concurrently (so as not to delay issuing the HAP contract upon the property passing inspection) 4) Reversing the order of inspections/rent negotiations (so that landlords and tenants do not go through the inspection process only to see the move fail because of the rent amount offered) 	<p>Thank you for your comment. CHA will look into the feasibility of implementing these changes.</p>

52	Legal Aid Chicago, Michelle Gilbert	<p>2. Expedite Moves Briefings</p> <p>One concern raised by landlords expressing hesitancy about Voucher program participation is that once in a property, Voucher tenants often take much longer to move from the property than non-Voucher tenants. Because of all the reasons already described, it is true that Voucher tenants require more time to move than tenants without Vouchers. CHA could improve this process by more speedily giving tenants “moving papers” so that they can move more quickly. Although federal regulations require an initial briefing for new participants, the regulations do not require briefings for subsequent moves, which CHA currently requires.</p>	<p>Thank you for your comment. CHA is always looking to make improvements to shorten the amount of time it takes for a voucher holder to lease up in a unit. CHA is in the process of implementing a demonstration that allows a voucher holder to move into a unit prior to a passed inspection as long as there are no life threatening fail items. Depending on the impact, CHA may expand this program. CHA has and is always looking to make the briefing process less burdensom for the participant, including the ability to attend a briefing online. Although, not yet implemented, CHA is still looking at this option and to structure in a way that ensures the the voucher holder is provided the necessary information to succeed on the HCV program.</p>
53	Legal Aid Chicago, Michelle Gilbert	<p>CHA could issue moving papers without subsequent briefings (for example, if the tenant had moved within a certain amount of time) or make subsequent briefings optional. We especially urge CHA to use technology to give tenants the opportunity to view briefings on-line so that they do not need to wait for briefings. We often see tenants with mandatory moves because of housing inspection fails wait three weeks for a briefing. Because of the other delays in the process, prospective landlords will not really talk to tenants who still do not have moving papers. CHA should also consider ways that it can require participating landlords give tenants longer (e.g., 90 day) notices when the landlord is simply terminating the tenancy at the end of a lease or to end a month-to-month tenancy.</p>	<p>Thank you for your comment. CHA is always looking to make improvements to shorten the amount of time it takes for a voucher holder to lease up in a unit. CHA is in the process of implementing a demonstration that allows a voucher holder to move into a unit prior to a passed inspection as long as there are no life threatening fail items. Depending on the impact, CHA may expand this program. CHA has and is always looking to make the briefing process less burdensom for the participant, including the ability to attend a briefing online. Although, not yet implemented, CHA is still looking at this option and to structure in a way that ensures the the voucher holder is provided the necessary information to succeed on the HCV program.</p>

54	Legal Aid Chicago, Michelle Gilbert	<p>3. Enhance Tenant-focused Programming</p> <p>Mobility counseling could be improved by adding two services to the counseling program: better access to legal assistance and earlier intervention credit counseling. Generally, landlords may state blatant source of income discrimination or pretextual reasons for dismissing potential Voucher tenants (such as requiring tenant income of three times market rent without considering the housing assistance payment). While mobility counseling can inform tenants that these actions are illegal, tenants need to be able to access attorneys who can swiftly advocate for the tenants. Existing legal advocacy programs are interested in advising the tenants, but the mobility counseling program needs additional resources and clear guidance about its ability to provide legal assistance to educate and persuade landlords to follow fair housing laws.</p>	<p>Thank you for your comment. As part of CHA's briefing packet, CHA provides voucher holders information on the City of Chicago's Source of Income Protection Ordinance. CHA will look into better communicating this information in the future as well as providing any necessary guidance to vendors who provide mobility counseling services. The CHA's Fair Housing Department works closely with Housing Choice Partners to provide legal referrals, counseling and assistance to HCV participants. The CHA is also a member of the Chicago Area Fair Housing Alliance (CAFHA) Housing Choice Voucher working group which addresses issues related to source of income protection discrimination in Chicago and Cook County.</p>
55	Legal Aid Chicago, Michelle Gilbert	<p>Further, landlords are able to choose between tenants based on credit scores. Mobility counseling currently includes attention to credit scores, but improving credit scores requires a longer period of time than the time required to facilitate a move. We recommend that CHA offer credit counseling earlier to Voucher tenants who may be thinking of moving to mobility areas in the future, so that they have time to improve their credit scores.</p>	<p>Thank you for your comment. CHA understands that credit scores is a significant barrier to finding housing for our residents. CHA will look at the best methods to addressing this important problem.</p>
56	Legal Aid Chicago, Michelle Gilbert	<p>Legal Aid Chicago provides free civil legal services to people living in poverty in Cook County. Its Housing Practice Group defends public housing residents, voucher-holders, and project-based voucher tenants in eviction court and in terminations of their housing assistance.</p>	<p>Thank you for your comment.</p>

57	Legal Aid Chicago, Michelle Gilbert	Print and on-air media are full of stories about Illinois' rapidly approaching legalization of recreational marijuana usage. No attention, however, has been paid to the treatment of recreational marijuana in subsidized housing. We understand that marijuana is still illegal under federal law. We urge CHA to exercise its discretion and not terminate participation in the Voucher program by tenants who are in compliance with Illinois law and, especially, tenants whose use of medical marijuana should be reasonably accommodated. We oppose any ways that Voucher tenants are treated differently than non-Voucher tenants.	Thank you for your comment. On May 31, 2019, the State of Illinois passed the Cannabis Regulation and Tax Act legalizing an regulating the production, consumption, and sale of Cannabis in Illinois and will come into effective January 1, 2020. Despite these changes in state law, federal law still stricly prohibits marijuana use. Therefore, in accordance with federal law, medical or recreational use of marijuana is stricly prohibited in CHA's Housing Choice Voucher Program. This includes, but is not limited to, participants using vouchers in the private market, project based vouchers (PRA, Mod Rehab and RAD2) including those with supportive services. CHA has communicated this information to all HCV and Public Housing residents.
58	Legal Aid Chicago, Michelle Gilbert	At the very least, we urge CHA to make abundantly clear to tenants that CHA's policies on illegal drug use will still lead to the termination of assistance from tenants who otherwise have every reason to believe that they are engaging in legal activity in Illinois. Simply repeating that CHA will terminate assistance for illegal activity (even with citation to federal law) is not enough to educate tenants. We would be happily work with CHA on this and any other tenant education programming. Further, we urge CHA to consider a lack of knowledge about the continued illegality of recreational marijuana as a mitigating factor at a due process hearing.	<p>HCV Response:</p> <p>Thank you for your comment. On May 31, 2019, the State of Illinois passed the Cannabis Regulation and Tax Act legalizing an regulating the production, consumption, and sale of Cannabis in Illinois and will come into effective January 1, 2020. Despite these changes in state law, federal law still stricly prohibits marijuana use. Therefore, in accordance with federal law, medical or recreational use of marijuana is stricly prohibited in CHA's Housing Choice Voucher Program. This includes, but is not limited to, participants using vouchers in the private market, project based vouchers (PRA, Mod Rehab and RAD2) including those with supportive services. CHA has communicated this information to all HCV and Public Housing residents.</p> <p>Public Housing Response:</p> <p>In anticipation of the statewide legalization of recreational marijuana, CHA intends to communicate via letter, flyer, and email to all residents and email only to all applicants that under federal law medical or recreational use of marijuana is strictly prohibited on CHA supported property.</p>

59	Tracey Edwards	<p>I am writing this comment to oppose the updates to the HCV Admin Plan and ACOP. I particularly disagree with the work requirement because I don't feel like forcing people to take minimum wage jobs to keep their housing voucher is productive towards helping participants to become financially self sufficient. Requiring participants to take low wage jobs you will in fact increase their share of the rent, while landlords will increase rent overall and we all know that wages are not increasing with the overall cost of living. In my opinion by forcing a work requirement it won't help participants become financially self sufficient it will probably cripple households and keep people from wanting to do better because they have to keep up with you unrealistic requirements.</p>	<p>The CHA does not have a work requirement for the Housing Choice Voucher program.</p> <p>Public Housing Response: Thank you for your comment.</p>
60	Lawrence Wood <lwood@legalaidchicago.org>	<p>I am writing to submit comments on both the proposed ACOP and lease agreement. I will organize my comments by topic, as both the ACOP and Lease agreement address the same issues:</p> <ul style="list-style-type: none"> I. Remaining Household Members <ul style="list-style-type: none"> a. ACOP <ul style="list-style-type: none"> i. Section VI(F) ii. Section XVI(84) b. Lease agreement <ul style="list-style-type: none"> i. Sections 10(f) through (j) ii. Part 2: Definitions c. CHA defines "remaining household member" far too narrowly. d. The ACOP and lease state that a remaining family member is not entitled to become the new head of household unless they have been an authorized occupant for the past three years. What is the rationale or support for such a rule? 	<p>Remaining family members must have lived in the unit as an authorized member on the Lease for a minimum of three years (36 months) without an unauthorized extended absence in order to establish some length of tenancy within the unit. Household members do not have rights as remaining family members.</p>

61	Lawrence Wood <lwood@legalaidchicago.org>	e. Federal law does not require a minimum period of co-occupancy with the tenant of record to establish a legitimate right to continued occupancy. Accordingly, anyone who was an authorized household member when the head of household died or vacated the apartment should be accorded “remaining member” status unless they assumed occupancy just before the death of the head of household for the sole purpose of succeeding to the tenancy. “The term ‘remaining member of a tenant family’ should be defined according to the ordinary and natural meaning of its own words, as a person who had actually been in occupancy as a part of the family unit at the time of the named tenant’s death. Its use recognizes an underlying statutory assumption: all family members have occupancy rights which are not terminated by the death of any member. In contrast, one who assumed occupancy just before the tenant’s death, with no purpose other than that of succeeding to the tenancy, is not so protected. Such an interloper is not part of the class which the federal law sought to benefit.” Morrisania II Assoc. v. Harvey, 527 N.Y.S.2d 954, 957 (N.Y. Civ. Ct. 1988).	Thank you for your comment.
62	Lawrence Wood <lwood@legalaidchicago.org>	II. Prohibited Political and Religious Activities a. Sections 8(aa) and 16(b)(51) preclude residents from “political or religious recruitment (evangelizing) activities on CHA property.” b. CHA is a state actor, so this prohibition likely violates the residents’ rights under the First Amendment to the United States Constitution.	Thank you for your comment.
63	Lawrence Wood <lwood@legalaidchicago.org>	III. “Knew or Should Have Known” Defense a. Section 16(f) of the lease agreement affords tenants who are facing eviction for another person’s prohibited activity the right to assert, as an affirmative defense, that they did not know or have reason to know that the other person would commit the violation. The ACOP should also make clear, in Section XIII(d)(4), that this defense is available.	Thank you for your comment.

64	Lawrence Wood <lwood@legalaidchicago.org>	<p>IV. Excluding Certain Proposed Evictions from the Grievance Procedure</p> <p>a. The federal regulations governing the public housing program provide that CHA may “exclude from the PHA administrative grievance procedure under this subpart any grievance concerning a termination of tenancy or eviction that involves:</p> <p>i. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the PHA;</p> <p>ii. Any violent or drug-related criminal activity on or off such premises; or</p> <p>iii. Any criminal activity that resulted in felony conviction of a household member.” 24 C.F.R. § 966.51(a)(2)(i)</p> <p>b. Section XIII(5)(a) of the ACOP and Section 17(b) of the lease agreement state that residents may not take advantage of the grievance process if they are facing eviction for “any activity” that threatens health, safety, or right to peaceful enjoyment.</p> <p>c. “Any activity” should be changed to “criminal activity” to make the ACOP and lease agreement consistent with the governing federal regulation.</p>	Thank you for your comment.
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65	Lawrence Wood <lwood@legalaidchicago.org>	<p>V. Medical Marijuana</p> <p>a. ACOP</p> <p>i. Section XIII(C)(5)(a)(2) states that a tenant facing eviction for the use of medical marijuana is not entitled to a grievance hearing.</p> <p>b. Lease agreement</p> <p>i. Sections 8(n)(3), 16(b)(9) and (32) define drug-related criminal activity to include possession or use of medical marijuana.</p> <p>c. In Illinois, the possession and use of medical marijuana has been legal since 2013. I realize, of course, that federal law (the Controlled Substances Act) defines marijuana as a Schedule I substance that may not be legally prescribed by a physician, thereby creating a federal preemption problem for any advocate who wants to rely on state law to protect a public housing resident's right to use medical marijuana. But I hope CHA understands the harshness and fundamental unfairness of a policy that prohibits Illinois' most vulnerable citizens, the residents of federally subsidized housing, from using medical marijuana when every other adult in the state can take advantage of this medication.</p>	Thank you for your comment.
66	Lawrence Wood <lwood@legalaidchicago.org>	<p>d. Although CHA's smoking ban prohibits residents from smoking medical marijuana, CHA residents should be allowed to take edible medical marijuana.</p> <p>e. I hope CHA will work with tenants' advocates to create a policy that allows residents who need and have been prescribed medical marijuana to take this medication without exposing themselves to the risk of eviction.</p> <p>f. Finally, if CHA will not change its policies regarding marijuana now that the Illinois legislature has acted to legalize both medical and recreational marijuana, CHA should take steps that are reasonable calculated to inform all public housing residents that they are still prohibited from using it. This is especially important now that the media are broadcasting daily reports on the upcoming legalization of recreational marijuana.</p>	In anticipation of the statewide legalization of recreational marijuana, CHA intends to communicate via letter, flyer, and email to all residents and email only to all applicants that under federal law medical or recreational use of marijuana is strictly prohibited on CHA supported property.

67	Lawrence Wood <lwood@legalaidchicago.org>	IHDA would request that the following language be added to Section E. The Preference System for Admissions 24 CFR § 960.206. 6. Ranking Preferences for the Site-Based Family Property Waitlists and Scattered-Site Community Area Waitlists; 24 CFR § 960.206. Ranking preferences are used to sort among applicants in the same manner as local preferences. The CHA has established five hierarchic ranking preferences for the Site-Based Family waitlists. The preferences are listed, in order, below:	Thank you for your comment.
68	Lawrence Wood <lwood@legalaidchicago.org>	First, Emergency Applicants who are Victims of Federally Declared Disasters; b. Second, Domestic Violence Victims; c. Third, Veterans, Active or Inactive Military Personnel and Immediate Family Members of both; d. Fourth, Homeless, as defined by HUD under the HEARTH Act definition number I, with documentation through the City of Chicago or Chicago's Continuum of Care-Coordinated Entry System. (see Federal Register/Vol 76, No 233); Households referred by the Statewide Referral Coordinator for units under a Statewide Referral Network Agreement; and e. Fifth, Family Preservation. Families that do not qualify for ranking preferences will be categorized as "no-preference" families.	Thank you for your comment.
69	Lawrence Wood <lwood@legalaidchicago.org>	Background Information: The Statewide Referral Network targets households earning at or below thirty percent (30%) of the Area Median Income (AMI) with a head of household who has a disability or illness, including, but not limited to, a physical, developmental or mental limitation, substance abuse disorder, HIV/AIDS, or is homeless or at risk of homelessness. The Statewide Referral Network Agreement documents the number of units targeted to serve this population. The preference would apply only to the number of units indicated in the Agreement.	Thank you for your comment.

70	Robert Jones	I am Mr. Robert Jones, a resident of Patrick Sullivan, and I have lived here for 6 years. I want to comment about the washing machine & dryer that have not worked on the 4th floor for over 3 years. Also, many washing machines on other floors have been out too. I told the manager about this bad thing also I have spoken at meetings. I reported to staff at CHA Headquarters. The residents need help bad. Thank you	Thank you for your comment. It has been forwarded to CHA Property Office's Portfolio Management for review.
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