



Going Places Q3 2020

A newsletter for participants in the Chicago Housing Authority's Housing Choice Voucher Program

Message from the Chief



I hope that you are staying safe and following the City of Chicago's guidelines as we continue to navigate through the COVID-19 pandemic.

Since mid-March, when CHA's offices closed to the public, HCV staff have worked diligently to continue providing services to our families and partners. In addition to email, phone and the U.S. Mail as ways to remotely conduct business, we have also expanded resources and communications through the CHA website and HCV Portals, added video conferencing for inspections and other appointments, and placed "no contact" drop boxes at the South and West offices.

Over the last couple months and in preparation for the future, CHA has assembled a group of internal staff that is strategically planning a return to the workplace — taking expert guidance and industry best practices into consideration at every turn. Until a return is possible, we will continue to offer and expand our virtual options, while making sure the proper protocols are in place to create an office environment that is as safe as possible for everyone.

In this issue of *Going Places*, you will find HCV Program updates, guidance on applying for the Home Modification Fund, details on online resources to help you conduct business with CHA, and information on the new Fair Notice Ordinance.

Thank you for your patience during this time. Be well.

Regards,

Cheryl L. Burns

Chief Housing Choice Voucher Officer

What's New

Virtual Inspections

CHA is now conducting virtual inspections via video conference for Re-Inspections and Complaint Inspections that meet specific criteria.

To be eligible for a virtual Re-Inspection, the unit must have 10 or fewer non-life threatening hazards. Some hazards that cannot be inspected virtually include, but are not limited to, fail items related to:

- Excessive Paint
- Mold or Air Quality
- Infestation
- Flooding or Sewage

Enrolling in CHA's FSS Program

Both Heads of Household and adult household members are now eligible to enroll in CHA's Family Self-Sufficiency (FSS) Program (*up to two adult members per household*)! Sign up for an upcoming virtual information session today to learn more about taking steps toward financial independence. Visit www.thecha.org/FSS for more information and to view the full schedule.

The HCV South Office is relocating!

Overton Building
3619-27 S. State Street

More information coming soon ... stay tuned!

Home Modification Fund for HCV Participants

Did you know CHA has partnered with the Chicago Mayor’s Office for People with Disabilities (MOPD) to offer a program that helps cover the cost of home modifications for HCV participants with a verifiable disability? Modifications can include, but are not limited to: ramps, porch or stair lifts, widened doorways and roll-in showers.

To qualify, a member of the HCV participant family must have a verifiable disability and the modifications requested must assist that person to manage their disability.

CHA defines a disability as:

- a. Having a physical, mental or emotional impairment that substantially limits one or more of the person’s major life activities;
- b. Have a record of such an impairment; or
- c. Be regarded as having such an impairment.

If you think you may qualify, you must request a Reasonable Accommodation from CHA by completing the form, and marking “HomeMod Fund” as the accommodation being requested. If the Reasonable Accommodation is approved, a CHA representative will reach out with next steps.

For more information, contact CHA’s HCV Fair Housing Department at fairhousing@thecha.org.

Utilizing HCV Program Online Resources

CHA offers many resources that make it easy for HCV participants to manage their vouchers online and stay up to date on all things HCV! Below are just a few of the tools available for you to conduct business and access important information all from the comfort of your own home.

Participant Portal — The participant portal provides HCV families with 24/7 access to their account. Request moving papers, view upcoming appointments, report changes to income or household, and so much more. Visit cha.participantportal.org to get started (log in or create a new account) today!

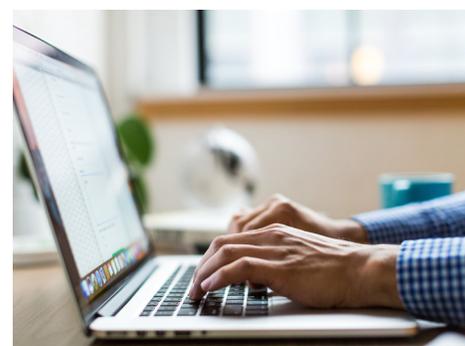
HCV Program Webinars — CHA offers online workshops for all HCV families on a variety of topics, including moving with your voucher, searching for housing, understanding the HCV Program, inspections, City of Chicago resources and services, and more. Check out the back page of this newsletter for topics we’re covering in October. Or, to view the full schedule, visit CHA-HCVevents.eventbrite.com.

Online Re-Examinations and Interim Re-Examinations — HCV participants will soon be able to utilize CHA’s RENTCafé to complete their Re-Examinations and Interim Re-Examinations, including making changes to household composition, uploading verification documents and signing forms electronically. Stay tuned for more details!

New HUD Waivers

On July 2nd, HUD granted additional waivers, issued amendments and extended the period of availability for many previously issued waivers. Below are the newly adopted waivers that may impact HCV participants:

- CHA is conducting Initial and Regular in-person inspections on a case-by-case basis and will delay the inspection if it is determined that it is unsafe for anyone in attendance.
- CHA will consider circumstances surrounding the COVID-19 pandemic as a good cause for granting Family Self-Sufficiency (FSS) Program contract extensions.
- CHA will extend an additional year of assistance to any family participating in the Choose to Own (CTO) Homeownership Program whose assistance is due to end in 2020 and is experiencing a financial hardship as a result of the COVID-19 pandemic.



Fair Notice Ordinance

On July 22nd, the Chicago City Council passed the Fair Notice Ordinance, an addendum to the Chicago Residential Landlord and Tenant Ordinance (RLTO). Effective July 28th, the Fair Notice Ordinance makes three important changes.

First, the ordinance amends the advance **notice period for non-renewal or termination of a lease**. Second, the ordinance adds a **notice period for increasing the monthly rent**. These new notice requirements apply for all property owners and tenants who are subject to the RLTO, whether they have a written, fixed term lease or a month-to-month lease, and are based on the length of time the tenant has lived in the property:

- 30 days of notice for a tenancy under six months.
- 60 days of notice for a tenancy over six months but under three years.
- 120 days of notice for a tenancy over three years.

Note: This change shall not apply to any existing rental agreement that expires less than 90 days after the effective date of the ordinance.

In compliance with the new notice periods, CHA has revised its rent increase policy regarding the effective date to either 60 or 120 days after submission, based on length of tenancy.

Third, the ordinance adds a **new one-time right to cure for tenants who are issued an eviction notice for non-payment of rent**. Up until an order of possession has been issued, tenants can now end their eviction case by paying the unpaid rent in full, as well as any filing fees and costs incurred by the property owner for service (does not include attorney's fees).

For more information regarding the Chicago RLTO and to download the updated RLTO Summary, please visit www.chicago.gov/housing.

Neighborhood Spotlight: Humboldt Park

Humboldt Park is bound by Western Avenue to the East, Pulaski Road to the West, North Avenue to the North, and the Union Pacific tracks to the South.

Humboldt Park was named after German scientist and explorer Alexander von Humboldt. This neighborhood is known for its many attractions, including The National Museum of Puerto Rican Arts and Culture, Urban Theater Company and Humboldt Park Boathouse.



Neighborhood Resources & Community Organizations

26th Ward, Alderman Roberto Maldonado

2511 W. Division St., Chicago, IL 60622

773-395-0143

Ward26@cityofchicago.org

11th Police District, Commander Darrell F. Spencer

3151 W. Harrison St., Chicago, IL 60612

312-746-8386

CAPSo11District@chicagopolice.org

Neighborhood Housing Services of Chicago

3601 W. Chicago Ave., Chicago, IL 60651

773-329-4111

www.nhschicago.org

LUCHA

1152 N. Christiana Ave., Chicago, IL 60651

773-489-8484

www.lucha.org



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AUTHORITY™

Housing Choice Voucher Program
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Chicago, IL 60605
www.thecha.org/residents



Going Places

Q3 2020

Upcoming HCV Participant Workshops

Frequently Asked Questions about Moving

Do you have questions about moving with your voucher? We have answers! Join CHA staff as they address the most common questions and concerns when it comes to moving (including those asked during the live session).

Tuesday, October 6, 2020 | 1:00 – 2:30 p.m.

Online Webinar

Your Phone, Tablet or Computer

Basics of the HCV Program

Do you want to learn more about how the HCV Program works? This session will cover many topics such as HCV Program Family Obligations, moving with your voucher, fair housing, inspections and more!

Tuesday, October 27, 2020 | 1:00 – 2:30 p.m.

Online Webinar

Your Phone, Tablet or Computer

To see the full schedule of HCV participant workshops and to register for these or any other upcoming sessions, visit [CHA-HCVevents.eventbrite.com](https://www.thecha.org/HCVevents.eventbrite.com). Online registration is required.

Disclaimer: All HCV participant workshops are free and open to all Program participants and property owners, as well as family, friends, neighbors, etc. However, material covered in these workshops is intended specifically for HCV Program participants and may not apply to all audiences. For more information, please contact hcvmarketing@thecha.org.