

**Proposed FY2024 HCV/ACOP - Primary****Public Comment Period: July 20 - August 21, 2023****Public Comment Hearings: Live Stream July 25, In-person Aug 7, 2023**

<b>Comment #</b>	<b>Individual/ Organization</b> <i>Names of individuals that submitted comments are referred by initials only.</i>	<b>Comment</b>	<b>CHA Response</b>
1	G. T.	Hi I need help trying to get a new home I have the hpv voucher and never told after a year to sign for the Section 8 wait list and both my landlords before the one I have now is kicking me out and saying that I need to move asap.	CHA staff has reached out to the individual directly and the issue is being resolved.
2	C. J.	I would like to talk about why is it that you are provide us with information about emergency assistance and then when we try to apply for it we go red tape to go through so many changes that you don't even want it because it's too much to go through like one of them is emergency assistance with people being homeless.It take about a year to even give people placed to stay but, when the migrants coming over here y'all setting up shop for them to be staying at a school on 65th and Ellis now they trying to take over the on South shore School. If y'all going to help The migrants help the people that's already here first	Thank you for your comment.
3	E.H.	I want to keep my section 8voucher I have nowhere else to live I'm disabled	Staff contacted the individual and assured her that she is not in jeopardy of losing her voucher.
4	Z. B.	I am a HCV recipient and I've just experienced something that I never have with CHA. I have a landlord that appears to be a slum lord. I reported him prior to me having to accept the unit. But ultimately the unit was passed with mouse holes, cracks that will allow mice In the unit, water damage and ultimately things that the inspector should've noticed. However, if there is a situation like this and the landlord has agreed to allow the tenant out of the lease. I'm my opinion, once CHA has that on recording , then the tenant should be let out of the lease. Regardless of the landlord sending paperwork or not. It's already stated on record, over the phone.	CHA staff has reached out to the individual directly and the issue is being resolved.
5	J. J.	To whom it may concern. I'm just here wondering why Housing got time to send me this and I been watching since July 3 for a copy of my moving papers, because the manager at this realtor state lost my moving papers. He was careless by losing my papers. I just want a copy of my moving papers. Email or I can come get them. Please could someone help me.Im (Personal info removed)	CHA staff reached out to the individual and resolved the issue.

6	N. W.	How do a person get ehv if they on some one voucher and how to get move uo on waiting list?	The Chicago Continuum of Care provides referrals to CHA for Emergency Housing Vouchers (EHV) and CHA has no discretion on who receives these. Moreover, in order to get a tenant based voucher, you would need to apply the next time the HCV Wait List is open. However, the Wait List for Project Based Vouchers and Public Housing is currently open.
7	M. S.	I find now that the responsibilities: To the Property and Your Fellow Residents are out dated. Everything that I am required to adhere to does not apply to my neighbor. Such as the legalization of marijuana, loud music, criminal activity, garbage etc. I now am having to live amongst this. I feel that the property owner should be held responsible for these activities in order to receive the contract or the tax credit. It's like you're giving an incentive but the resident is having to live under these unbearable conditions and now living with a voucher is very difficult. These issues need to be addressed because it has created a dilemma for the voucher holder trying to secure safe, quiet decent housing to live with children and the elderly. The voucher needs some new guidelines because the afford mentioned better quality of living or opportunity no longer exists. You need a new plan because the old plan is not working. my address is (removed)	Thank you for your comment.
8	N. O	<p>1 I have submitted applications for transfer.</p> <p>2 I have express my concerns regarding my safety including photos.</p> <p>3 Section 8 Shame on you.</p> <p>A. Residing for 3 years</p> <p>B. Paid rent on time</p> <p>C. Immaculate apt. I have maintained.</p> <p>D Approved for Section 8 in Nov. Had surgery in Dec.. impossible to seek relocation after surgery during Dec winter months. And was denied extension. I have reported unlawful entry, drugs and prostitution in a senior citizen building.</p> <p>Terrible. I think you all are unconscious. And don't believe in Karma.</p>	CHA staff spoke to participant and addressed her concerns.

9	T. P.	<p>I have a few questions in hope that I am being heard. Property managers have been a revolving door since I moved in about 10 years ago. My concerns and safety are falling on deaf ears. I have emailed Eastlake &amp; other people as well for help. I just wanted to say that to give you an idea of my frustration with CHA. The first question is: Why does it take so long to be moved when you have reasonable accommodations? Why CHA doesn't update units after tenants have been living there for 5-10 yrs? I have had 2 vehicles back to back shot up in the parking lot of CHA and they didn't do anything. Why is it that CHA doesn't help when things like this happen? I have pictures of my van in the parking lot that I have shown the property manager.</p> <p>My son's window got hit by a bullet &amp; shattered. I had to report it to get it fixed. What is security here for? What is their job? After one of the security team members was sitting in the parking lot where I live got caught in the middle of a shoot out. She never came back &amp; security just pulled in and out because of what happened. I don't blame her or them, we are scared to come out of our homes everyday. My kids are scared and they are not allowed outside. What can CHA do to help us? I have so many questions. I put in a request to be moved. No one really wants to help. I have tried and now I'm trying again. Can you hear us? What can I do? My unit is falling apart?</p>	<p>Thank you for your comment. CHA strongly opposes any and all violence that threatens the peaceful safety and enjoyment of our properties by our residents. We have relayed your concerns to the Property Management firm for your property as well as our safety and security team. In crime related instances, we ask that residents submit their complaint to the management office, complete an incident report, and request camera footage from the safety and security team through management in order to file an incident report with the Chicago Police Department. For further assistance with Reasonable Accommodations requests, please visit the following portal: <a href="https://reasonableaccommodation.thecha.org/">https://reasonableaccommodation.thecha.org/</a>.</p>
10	M. D.	<p>I think that rent adjustment should be based on what we take home not before taxes. Just a suggestion.</p>	<p>Using gross income to calculate income is mandated by HUD and CHA has no discretion regarding this policy.</p>
11	L. K.	<p>Hello can some one reach out to me about this I don't no what this program are for?</p>	<p>CHA staff reached out to the individual and answered her questions.</p>
12	E. O.	<p>A QUIEN. PUEDA. INTERESAR. ,, SE. HAN. SUCITADO. UNA. SERIE. DE. ROBOS. SIN. FORZAR. LA. CERRADURA. Y. ES. SOLO. A. LATINOS. ,, LA. ADMINISTRACIÓN. POR. SU. PARTE. PARECE. TENER. PROBLEMAS. DE. VISIÓN. ((. NUNCA. VE. NADA. EN. VIDEO. ))</p> <p>TO WHOM. IT MAY. CONCERN. ,, THERE HAS. BEEN. A. SERIES. OF. THEFTS. WITHOUT. FORCING. THE. LOCK. AND. IT. IS. ONLY. TO. LATINOS. ,, THE MANAGEMENT. FOR THEIR PART. SEEMS. TO. HAVE. VISION. PROBLEMS. ((. NEVER. SEES. ANYTHING. ON. VIDEO. )) I live in Albany Terrace Apts.</p>	<p>CHA and its Property Management Firms oppose and do not tolerate any form of discrimination, and our policies are applicable to all residents without exception. We have relayed your concerns to the Property Management firm for Albany Terrace as well as our safety and security team. In crime related instances, we ask that residents submit their complaint to the management office, complete an incident report, and request camera footage from the safety and security team through management in order to file an incident report with the Chicago Police Department.</p>
13	J. F	<p>I am trying to get some information on me being approved and received my final status letter, I called and text a number on the letter I was email. call no answer, text the lady asked who am I, I gave her my name and the status letter I got, she do not reply back, this been going on since October, and yesterday was the first time me contacting her since last year of October. my client # (removed)</p>	<p>CHA staff reached out to the individual and answered all questions.</p>

14	N. D.	Hello can someone help me on some information on being placed,I got an contact number but no answer I texts I get one response asking who am I and nothing else I'm approved got my final letter,but nothing, no information when I call.	CHA staff reached out to the individual and answered all questions.
15	N. W.	I am on the lease with my mother, who is bedridden, and I have to take care of everything. We would like to switch HoH from my mother to me. How do we go about doing that?	CHA staff reached out to the individual and answered all questions.
16	A. S.	Please wash windows at 6400 N Sheridan Rd, 60626	Property management has been notified regarding this issue. The window washing is not planned for 2023, but it will be considered for the 2024 schedule.
17	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	The Network engages in housing advocacy focused on assisting housing providers in providing trauma-informed, confidential, and safe services, increasing access to housing for survivors of gender-based violence, and improving system responses to those who are at risk of experiencing homelessness due to gender-based violence. We also work directly with survivors who are experiencing housing issues related to gender-based violence. Additionally, the Network provides immediate connection to direct service providers with availability to support victims and survivors in need in partnership with the City of Chicago's Department of Family and Support Services through the Illinois Statewide Domestic Violence Hotline ("Hotline"). In 2022, the Hotline received 37,236 contacts (calls, texts, and chats), and 34% (12,660) of people reaching out to the Hotline were in need of housing and seeking shelter service.	Thank you for your comment.
18	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	<p>I. The CHA must make VAWA updates consistent with HUD and the language of VAWA and commit to ongoing compliance with future reauthorizations, regulatory, and subregulatory guidance.</p> <p>In the proposed changes to the ACOP, CHA makes some changes to the language of the ACOP around the recent 2022 reauthorization of the Violence Against Women Act ("VAWA"), but these changes are not consistent throughout the document.</p>	Thank you for your comment.

19	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	For example, page 9 continues to reference VAWA 2013, and also contains outdated language regarding VAWA's coverage. Given that CHA is a covered program under VAWA, 34 U.S.C. 12491(a)(3), the ACOP should explain that CHA is covered by VAWA and the Department of Housing and Urban Development's ("HUD'S") interpretation of it through regulations and subregulatory guidance. The City of Chicago used the following language in its 2023 Qualified Allocation Plan, which has prevented the need for updates throughout the year (especially when we expect VAWA regulations and updated forms to come out mid-2024) and eliminated any question regarding whether VAWA applies to its programs:	Thank you for this comment. We will incorporate this suggested language.
20	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	<i>Properties that receive any DOH funding are required to follow the HUD 2022 Final Rule and must comply with any future reauthorizations, rules, regulations, and sub regulatory guidance. Although the IRS has not provided guidance on how to comply with VAWA, DOH requires properties with Tax-Credits to follow the HUD 2022 VAWA Final Rule when implementing VAWA Rule protections for their tenants. Properties must ensure they utilize the most up to date VAWA forms available, including the lease addenda.</i>	Thank you for your comment.
21	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	CHA must also model the way that it discusses VAWA in the ACOP to mirror how HUD explains its protections. For example, on page 9 of the ACOP, it provides that VAWA "applies to both men and women equally," appearing to exclude other gender identities. ACOP at 9. At the same time, HUD addresses this issue in its model plan (HUD-5381), where it states that VAWA applies to survivors "regardless of sex, gender identity, or sexual orientation." Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, HUD Form 5381, available at <a href="https://www.hud.gov/sites/documents/5381.docx">https://www.hud.gov/sites/documents/5381.docx</a> . CHA should update the ACOP to mirror the inclusive language that HUD uses, to reflect that all survivors are covered by VAWA.	Thank you for this comment. We will incorporate this suggested language.
22	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	Additionally, CHA's discussion of VAWA fails to identify CHA's obligations as it applies to VAWA and information that it is requesting from survivors who need VAWA's protections. First, HUD allows CHA to accept survivor's oral statements instead of requiring written documentation, to make accessing help under VAWA as low barrier as possible. See Violence Against Women Reauthorization Act of 2013 Guidance, PIH 2017-08(HA), HUD (May 19, 2017) at 11, available at:	Thank you for this comment. CHA has chosen to ask residents to document their requests and eligibility in writing. The CHA accepts self-statements from residents.

23	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	<a href="https://www.hud.gov/sites/documents/PIH-2017-08VAWRA2013.PDF">https://www.hud.gov/sites/documents/PIH-2017-08VAWRA2013.PDF</a> ("The VAWA Final Rule clarifies that PHAs and owners are not required to ask for documentation when an individual presents a claim for VAWA protections; the PHA or owner may instead choose to provide benefits to an individual based solely on the individual's verbal statement or other corroborating evidence."). Even if CHA does not allow survivors—who are often in urgent situations where they are at high risk of harm—to rely on a verbal statement, it must clarify in the ACOP that, if it would like documentation from a survivor, it must ask the survivor for that in writing. See PIH 2017-08(HA) at 11 ("If the PHA or owner chooses to request an individual to document their claim of domestic violence, dating violence, sexual assault, or stalking, the PHA or owner must make such request in writing.")(emphasis added); 24 C.F.R. 5.2007(a)(1)(same). CHA's current ACOP shifts this immediate burden on the survivor, and the language must be clarified in revisions to the plan. See ACOP at 10.	Thank you for this comment. CHA has chosen to ask residents to document their requests and eligibility in writing. The CHA accepts self-statements from residents.
24	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	II. The Network welcomes CHA's set-aside housing for survivors of gender-based violence. The proposed changes to the Administrative Plan reflecting set-aside housing for survivors of gender-based violence is a much-needed change that recognizes the current housing crisis that survivors of gender-based violence are experiencing in Chicago. In June, Chicago domestic violence shelters had 28 days with no beds (absent ones with a strict criteria (a father with a child, a survivor who identifies as transgender, etc.)) and 21 days with no cribs, and Cook County suburbs had 18 days with no beds and 23 days with no cribs. Unfortunately, this crisis continued in July, with Chicago having 18 days with no beds and 24 days with no cribs, and Cook County having 14 days with no beds and 22 days with no cribs. This is significant because Cook County shelters often act as a safety net when Chicago shelters are at capacity. When survivors of gender-based violence do not have safe housing, they are forced to stay in unsafe situations longer, further exposing themselves and their families to harm.	Thank you for your comment.

25	Jaclyn Zarack Koriath <jkoriath@batteredwomensnetwork.org>	The Network encourages CHA to utilize this set-aside to assist the Continuum of Care in moving through the survivors urgently waiting for housing (of which there are currently hundreds) rather than only limiting any set aside to vouchers provided through specialty funding such as Emergency Housing Vouchers or Fair Share/Incremental Vouchers. Every day, through calls to the Hotline, The Network hears from survivors in dangerous situations, who are simply waiting for an opportunity to flee to shelter or other stable housing, but the current gender-based violence coordinated entry wait list can take months or more for survivors to be housed. If CHA increases any set aside for survivors, it could be lifesaving for many of these families.	Thank you for your comment.
26	National Housing Residents Association <nhra4u@gmail.com>	National Housing Residents Association is a voucher holder advocacy group that was formed by the Chicago Housing Authority in 2014. NHRA became unrecognized by the housing authority in 2015. NHRA cries foul to this entire process. This is window dressing and false reporting. How did the authority get voucher holder input? The advisory board is not representative of the voucher holders at large. The board members were not chosen by voucher holders. Voucher holders have never chosen a duly recognized representative body. That being the case, any views and opinions of a housing authority selected body should be called into question. Whose voice is being represented? The housing authority chosen voucher holder advisory board holds no housing authority sponsored meetings that the voucher holders can attend. The appointed board is not in control of their own budget.	Thank you for your comment.

27	National Housing Residents Association <nhra4u@gmail.com>	<p>Perplexingly many of the changes embraced in this plan appear to be punitive policies while disregarding advantageous ones. Who would choose punitive changes for themselves? We demand the issuance of vouchers have our input, especially emergency vouchers.</p> <p>A voucher holder advisory board that quiets the voice of voucher holders instead of amply it is a Clarion Call for reformative action. Voucher holders have no voice, no budget, and no codified Advisory board rights. HUD is remise in its fiduciary duties towards voucher holders. As a result, housing authorities get to speak on behalf of voucher holders unobstructed. When one controls who speaks, one controls the message.</p> <p>We should have input on changes other than comments right before they are to be enacted! We call upon HUD to codify Rights for all HUD Subsidized Rental Participants to Organize. We feel this verbiage would be inclusive to the ever-changing landscape of rental subsidy participants. These updates to policy should be called into question from the standpoint of procedure validity. Til such time as a duly elected voice for subsidized participants is sat we advocate that no changes be made.</p>	Thank you for your comment.
28	B. L.	<p>Plan to build all the housing possible! Be true to your mission and help low income people to be able to afford to live in Chicago. Build on all your properties and do not sell or lease them to other entities public or private!</p> <p>There is a housing shortage. People cannot afford to live in Chicago where there are more opportunities to find employment.</p> <p>Do your part and provide more affordable housing!</p>	Thank you for your comment.
29	MacKenzie Speer <mspeer@clccrul.org>	<p>Chicago Area Fair Housing Alliance, Chicago Lawyers' Committee for Civil Rights, Uptown People's Law Center, and Shriver Center on Poverty Law submit the following comment on the Chicago Housing Authority's (CHA's) continued failure to bring its the FY2024 Housing Choice Voucher Administrative Plan ("Admin Plan"), the FY2024 Admissions and Continued Occupancy Policy ("ACOP"), and the FY2024 Residential Lease Agreement ("Lease")<sup>1</sup> (collectively referred to as "Plans") into compliance with federal, state, and local protections for people with criminal-legal system involvement.</p>	Thank you for your comment. CHA is currently complying with



30	MacKenzie Speer <mspeer@clccrul.org>	As the largest provider of subsidized housing in Chicago and third largest public housing authority in the country, CHA should lead other housing providers in equitable and restorative policymaking for residents impacted by the criminal-legal system. Instead, CHA shows a continuing disregard for the racial impacts of the criminal legal system in its punitive approach towards applicants, residents, and guests, which is reflected throughout CHA's Plans. Federal law requires CHA to take a more narrowly tailored approach to screening for arrests and conviction at admission, annual reexaminations, and in its termination policies and practices. The Public Housing Access Bill <sup>2</sup> and Just Housing Amendment <sup>3</sup> require specific, narrowly-tailored screening policies not currently reflected in CHA's Plans, including the state-mandated 180-day lookback limit and independent review process.	requirements outlined in Cook County's Just Housing Ordinance. Given the recent passage of additional language to the Illinois Housing Authorities Act, we are currently in the process of reviewing our policies and procedures to ensure CHA's compliance with the law's changes. CHA does not consider arrests alone when determining eligibility for our programs.
31	MacKenzie Speer <mspeer@clccrul.org>	<b>I. The Unlawful, Disparate Impacts of Relying on Arrest and Conviction Histories in Housing</b> The Fair Housing Act prohibits discrimination in the sale, rental, or financing of dwellings and in other housing-related activities on the basis of race, color, religion, sex, disability, familial status or national origin. <sup>4</sup> The Fair Housing Act applies to all housing and prohibits both intentional housing discrimination and housing practices that have an unjustified discriminatory effect because of protected classes. <sup>5</sup> Public housing authorities, including CHA, also have a responsibility to affirmatively further fair housing within its programs. <sup>6</sup>	
32	MacKenzie Speer <mspeer@clccrul.org>	A reliance on arrest and conviction records in housing decisions has a disparate impact on the basis of race and other protected classes. The Department of Housing and Urban Development (HUD) has recognized:  <i>Disparities throughout the United States' criminal justice system are well established and persistent. Blacks represent roughly 13 percent of the total U.S. population but account for roughly 27 percent of all arrests.<sup>3</sup> In 2019, the incarceration rate of Black males was 5.7 times that of White non-Hispanic males, while the incarceration rate of Black females was 1.7 times the rate of White non-Hispanic females. A recent study also reflects that Hispanics are incarcerated in state prisons at a rate that is 1.3 times the incarceration rate of White non-Hispanics. In addition, updated data shows that individuals with disabilities are also disproportionately impacted by the criminal justice system. Research shows that these disparities cannot be simply attributed to certain groups committing more crimes and are better explained by biases in the criminal justice system.<sup>7</sup></i>	Thank you for your comment. CHA is currently complying with requirements outlined in Cook County's Just Housing Ordinance and Fair Housing. Applicants and residents can dispute the accuracy or relevancy of criminal findings through the individualized assessment process.

33	<p>MacKenzie Speer &lt;mspeer@clccrul.org&gt;</p>	<p>Illinois is no exception. Illinois incarcerates more people than the vast majority of states.<sup>8</sup> More than 3.3 million people currently living in Illinois have a criminal record.<sup>9</sup> Those with records are, in turn, likely to experience homelessness and poverty.<sup>10</sup> In a survey of Illinoisians with criminal records conducted by the Heartland Alliance, almost all participants (92%) reported previously experiencing homelessness and 80% reported being denied housing due to their criminal record.<sup>11</sup> People with criminal records are especially likely to face unemployment and depressed wages.<sup>12</sup></p> <p>There is little evidence, however, suggesting conviction history is a valid predictor of future recidivism.<sup>13</sup> There is even less evidence that a criminal record is a meaningful predictor of negative housing outcomes.<sup>14</sup> There is strong evidence indicating that access to stable housing after incarceration is fundamental to successful reentry, and can help break the cycle between incarceration, homelessness, and recidivism.<sup>15</sup></p>
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34	MacKenzie Speer <mspeer@clccrul.org>	<p><b>II. CHA's Plans continue to conflict with HUD's clear guidance to eliminate blanket policies and make individual assessments for any decision based on arrests or convictions.</b></p> <p>In 2015, the Department of Housing &amp; Urban Development (HUD) released the first in a series of memoranda concerning the racial impact of criminal records screening. The 2015 Office of General Counsel Guidance ("HUD Guidance") instructed public housing authorities that "arrest records may not be the basis for denying admission, terminating assistance or evicting tenants."<sup>16</sup> In 2016, HUD released a broader guidance on how housing authority must narrowly tailor any criminal records policies to avoid a disparate racial impact.<sup>17</sup> To meet this burden, the 2016 HUD Guidance instructed public housing agencies to not only disregard arrests, but adopt a reasonable lookback period for convictions, provide each applicant or household with an opportunity to provide mitigating evidence for any conviction flagged, and make an individualized determination whether or not the applicant or household member poses "a demonstrable risk to resident safety and/or property."<sup>18</sup> In other words, the Fair Housing Act requires public housing authorities to eliminate blanket policies on the types of records that are (un)acceptable and instead individually assess any conviction history. The rare exception would be a type of conviction specified by federal law.<sup>19</sup> In 2022, HUD reaffirmed this individualized assessment guidance and announced an audit of its own policies and practices to eliminate unnecessary barriers to HUD housing for people with arrests and conviction histories.<sup>20</sup></p>	<p>Thank you for your comment. The CHA does not use arrest records as the basis for denying admission, terminating assistance or evicting tenants.</p>
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35	MacKenzie Speer <mspeer@clccrul.org>	<p>Under HUD's Notice of Proposed Rule Making regarding the Duty to Affirmatively Further Fair Housing ("proposed rule"), PHAs also have a legal obligation to ensure its funding recipients act to enhance housing access for people with criminal records.<sup>21</sup> The proposed rule specifically lists "persons with criminal records" as an "underserved community" and mandates that "[w]hen prioritizing fair housing issues, program participants must give consideration to fair housing issues faced by underserved communities."<sup>22</sup></p> <p>To come into compliance with these federal fair housing obligations, CHA must eliminate blanket bans in its Plans that are not required by federal law. For example, both the Admin. Plan and ACOP include blanket denials for arson and manufacture of methamphetamine "on any premises," neither of which are required by a federal law.<sup>23</sup> Instead, CHA admissions screening policy should list any federally-required, program-specific conviction history requirements and otherwise clearly state it will review all other convictions on an individual basis to determine whether the applicant or household member poses a demonstrable resident safety or property, provide clear instruction and opportunity to present mitigating evidence, and require screening staff to issue a written, reasoned decision.<sup>24</sup> This narrowly tailored, individual screening applies at both admissions and any reexaminations. CHA should similarly make clear that it cannot punish households and guests for mere contact with the police or criminal-legal system, including eliminating its policy to delay admissions for any household with a pending criminal-legal case.<sup>25</sup></p>	Applicants and residents can dispute the accuracy or relevancy of criminal findings through the individualized assessment process.
36	MacKenzie Speer <mspeer@clccrul.org>	<p><b>III. State law requires CHA to limit its conviction lookback period to 180 days and implement an independent review process.</b></p> <p>The Public Housing Access Bill (PHAB)<sup>26</sup> requires Illinois housing authorities to implement specific criminal history screening practices and report data on related screening outcomes. In Illinois, unless otherwise required by law, housing authorities cannot consider any conviction occurring more than 180 days from when the housing authority reviews the application for acceptance.<sup>27</sup> Housing authorities must also disregard arrests or detentions; criminal charges or indictments that do not result in a conviction; convictions that have been vacated, ordered, expunged, sealed, or impounded; juvenile dispositions; and the amount of time since the applicant or other household member completed or was released from incarceration.<sup>28</sup></p>	Thank you for your comment.

37	MacKenzie Speer <mspeer@clccrul.org>	<p>If a housing authority uses criminal history record screening, it must also create a system of independent review to implement screening. A system of independent review means an employee who does not participate in the ultimate admissions decision reviews and individually assesses the applicant household's criminal history record. The housing authority may only deny the applicant on the basis of the record review if the reviewer finds: (1) it is required under federal law or (2) there is a "direct relationship between the household members criminal history record and a risk to the health, safety, and peaceful enjoyment to fellow tenants."<sup>29</sup> PHAB also requires housing authorities collect and report criminal history record data annually, including whether the housing authority conducts criminal history record screening, the number of applicants it denied because of criminal history records, and the number of applicants successfully appealed these denials.<sup>30</sup></p>	Thank you for your comment.
38	MacKenzie Speer <mspeer@clccrul.org>	<p>CHA's Plans do not comply with the 180-day lookback period or independent review requirements under state law. The Plans never mention a 180-day lookback limitation or the Public Housing Access Bill. Where the Plans mentioned a lookback policy, they are internally inconsistent. In some instances, CHA specifies a three-year lookback. In others, CHA states it "will review an applicant's criminal background from as far back as reasonably necessary for certain crimes."<sup>31</sup> The Plans never indicate that an applicant or household has the right to an independent review of any arrests or conviction histories. In addition to not recognizing or following state law in its Plans, CHA failed to report relevant screening data to the Illinois Criminal Justice Information Authority (ICJIA) for the first year of required reporting.<sup>32</sup></p>	

39	MacKenzie Speer <mspeer@clccrul.org>	<p><b>IV. The Just Housing Amendment complements the Fair Housing Act’s narrow screening obligations and sets clear rules for CHA regarding notice and dispute procedures.</b></p> <p>The Cook County Board of Commissioners passed the Just Housing Amendment (“JHA”) in April 2019, after years of organizing and advocacy led by formerly-incarcerated community members who faced the difficulty—and sometimes impossibility—of securing rental housing.<sup>33</sup> The JHA was incorporated into the Housing Section of the Cook County Human Rights Ordinance and became enforceable on February 1, 2020. The JHA mirrors the 2016 HUD Guidance on screening for arrest and conviction histories and applies to housing providers throughout Cook County.<sup>34</sup> In addition to the federally-required disregards and individualized assessment of convictions, the JHA required housing providers to: make specific disclosures before screening for arrests and convictions; prequalify applicants before inquiring about arrest and conviction histories; adopt a three-year lookback limitation for convictions; provide clear notice and opportunity to dispute the accuracy or relevance of a conviction; and issue a written notice of denial with an explanation for why a denial based on a conviction is necessary to protect against a demonstrable risk to personal safety and/or property.<sup>35</sup></p>	
40	MacKenzie Speer <mspeer@clccrul.org>	<p>Since the JHA went into effect in February 2020, CHA has made important changes to its Plans to acknowledge its obligations to comply with the JHA.<sup>36</sup> While we welcome these changes, the Plan language still needs revisions to comply with the language and intent of the JHA. In addition to the major issues with CHA’s Plans highlighted above, the JHA requires CHA to provide notice of its tenant selection criteria, an applicant’s right to dispute, and information about the Cook County Commission on Human Rights rules and complaint process.<sup>37</sup> CHA should add “covered criminal history” as a protected class in the fair housing sections of its Plans and include information about the JHA and Cook County Commission on Human Rights complaint process wherever it mentions arrest and conviction screening, including at admission, reexamination, and termination.<sup>38</sup> CHA should undertake the training and oversight necessary to implement fair and JHA-compliant screening processes across its portfolio, including decisions made by third party management companies implementing CHA’s Plans at different properties and across programs. During the 2022 Plan comment period, housing justice advocates offered specific language suggestions to fully comply with the JHA in a detailed letter to CHA.<sup>39</sup> CHA adopted few, if any, of these necessary revisions, so we incorporate them again here.</p>	Thank you for your comment.

41	MacKenzie Speer <mspeer@clccrul.org>	These Plans offer a critical opportunity for CHA to evaluate and update its compliance with federal, state, and local protections for people with criminal-legal involvement. The continued violations of federal guidance, the Public Housing Access Bill, and JHA in the Plans, and internally inconsistent and contradictory language throughout, demonstrate a need for further review and revision. CHA should not only comply with these protections but take steps to adopt more just and equitable policies that open up affordable housing for people with criminal-legal system involvement and affirmatively further fair housing.	
42	Martin Cozzola <mcozzola@impactforequity.org>	We applaud CHA's commitment to complying with the non-renewal portions of Chicago's Fair Notice Ordinance in both the 2024 Admissions and Continued Occupancy Policy (Section XIII.D of the ACOP) and the corresponding changes to RAD PBV properties (Section 18.V.V. of the Administrative Plan).	Thank you for your comment.
43	Martin Cozzola <mcozzola@impactforequity.org>	CHA's draft plans do not, however, mention the portions of the Fair Notice Ordinance related to (a) rent increases and (b) a tenant's one time right to cure nonpayment (Section 5-12-130(a) of Chicago's Residential Landlord and Tenant Ordinance as amended by the Fair Notice Ordinance). As a result, it's not clear whether CHA plans to comply with those portions of the Fair Notice Ordinance. These plans specifically state that the Fair Notice Ordinance "does not apply" if a non-payment eviction has begun, which suggests that CHA will not allow public housing or RAD PBV tenants to use their one time right to cure nonpayment issues. Section 5-12-010 of the RLTO makes it clear that CHA must follow the RLTO for units it "operate[s] or subsidize[s]" unless there is a "direct conflict with statutory or regulatory provisions governing [CHA's] programs." As such, CHA should clarify whether it plans to comply with the entirety of the Fair Notice Ordinance. To the extent that CHA believes there is a "direct conflict" with the ACOP or RAD Policy which prevents CHA from implementing the (a) rent increase or (b) right to cure provisions of the Fair Notice Ordinance, CHA should explain those conflicts in both documents.C74	Thank you for your comment. As we continue to work through implementation of the Fair Notice Ordinance into the Admissions and Continued Occupancy Policy, we appreciate your comments and will take them into consideration.

44	Martin Cozzola <mcozzola@impactforequity.org>	In addition, while adding these protections to CHA's ACOP and RAD Policy is a good starting point, it leaves out the CHA population most at risk of displacement due to changing rents and neighborhood dynamics—families that participate in the Housing Choice Voucher Program. HCV participant families are subject to the same market forces that displace some of their low-income neighbors without vouchers—rapidly increasing rents, constant changes in building ownership, and building-wide renovations. While the Fair Notice Ordinance protects HCV participants in the same way it protects tenants who are in CHA properties, it is new and many private landlords who rent to voucher-holders are likely unaware of their obligations under the Ordinance. CHA has an opportunity to educate participating landlords by requiring them to comply with the Fair Notice Ordinance under Section 13-I.D. of the Administrative Plan.	The HCV program complies with all aspects of the Fair Notice Ordinance. When processing rent increases, we provide the necessary notice required by the ordinance. Regarding the ACOP, as we continue to work through implementation of the Fair Notice Ordinance into the Admissions and Continued Occupancy Policy, we appreciate your comments and will take them into consideration.
45	Martin Cozzola <mcozzola@impactforequity.org>	Alternatively, CHA could make it clear that under Section 12-II.F., owners seeking to terminate the tenancy under 24 CFR 982.310(d)(1)(iii)-(iv) can only do so if they follow the Fair Notice Ordinance. In addition, we recommend that CHA provide HCV landlords with information about their obligations under the Ordinance alongside the documentation it normally provides to landlords when the lease and Housing Assistance Payment (HAP) Contract are signed.	Thank you for your comment.
The following comments are the transcript of the public comment hearing on August 7, 2023. Attendee names are not included. The information provided under CHA Response is conversation exchange only and should not be considered an official response.			
46	Unknown	I'm in St Edmunds, and I'm in CHA. What is a voucher and what does vouchers give?	Jessica: CHA provides a subsidy in the private market for people with a housing choice voucher so that someone can rent from anywhere throughout the city. The participant pays 30 percent of their income, and then the CHA pays the rest of the subsidy to the property owner. That's the housing choice voucher, formerly known as Section 8.
47	Unknown	1. About the voucher for the homeless, what did you say? You said something about a voucher for the homeless. 2. So when are they supposed to do that? 3. You said they're set aside now.	1. So we're setting aside some vouchers. We haven't determined that number yet, but we're setting aside vouchers for people who are experiencing homelessness or may become homeless. 2. When will we determine the number? 3. They will be set aside under the new administrative plan when that goes into effect. But we haven't determined a number yet. Jenny: Just to be clear, before it goes into effect, it has to be approved by the CHA board, and then it also has to be approved by HUD. So that's typically beginning of next year.



48	Unknown	<p>1. Can we apply for that right now? Somebody that is homeless, they can't go down to CHA and apply for it now so that when you all get it active?</p> <p>2. From out of the shelter?</p>	<p>Jessica: 1. We would be partnering with our Continuum of Care. So that's the system that oversees homeless shelters in the city. So that's where we would be getting referrals from for those vouchers.</p> <p>2. Yes</p>
49	Unknown	<p>1. So are we first? Or are you going to get the people that come from overseas? Are you giving them first choices? Because a lot of people came in from overseas, looking for a place to stay.</p> <p>2. Some of them have already been placed. That's why I am asking that too.</p>	<p>Jenny: There are limitations on the housing CHA can provide. Under HUD regulations, there has to be a person who is a legal resident as part of the household, otherwise we can't give them a subsidy. So we're not directly involved in those efforts for the migrant community in that way for that reason.</p> <p>Jessica: 1. We get referrals from the homeless shelters, the Continuum of Care of Chicago. JH: That's the homeless preference.</p>
50	Unknown	<p>I didn't get this in the mail until about 20 minutes ago. It's got July dates on there. So don't know what's up with that. So I really don't know what this is about. I want to be involved and be informed of the decisions that are being made for our living conditions.</p>	<p>So what this is for, we are discussing the proposed changes to, first of all, the Admissions and Continued Occupancy Policy, which is the document that says how our public housing program operates. So that's number one. Number two is, similar changes to our HCV administrative plan which is the policy that describes how our HCV program works. So we will typically do updates to both of these documents, usually once a year. That's what we're doing now. So we just went over some of those changes. There are also, I think you probably have a copy of the Power Point, we can go over those again if you'd like if that would be helpful.</p>
51	Unknown	<p>Considering the CHA, is it different organizations that partake with the CHA that be buying different parts of properties and certain buildings and stuff? Like Habitat – yes, Habitat, Community Builders.</p>	<p>There are a couple of scenarios where that might happen. We do have private property management firms for all of our public housing properties. Then for our mixed-income properties, we will usually partner with a developer who is responsible for constructing the property and managing it when it's completed. So those are partnerships. They don't own those properties. They don't own the CHA units, but we partner with them.</p> <p>So that's the Community Builders I think is the developer. For Habitat, Habitat is one of our managers. Habitat is one of the companies that manages our public housing properties.</p>

52	Unknown	<p>When was the last time, if any time, CHA actually took a deep look at their managing companies?</p> <p>Michaels Organization?</p>	<p>I would have to defer to someone. Ketsia Colinet. with our property and asset management department. Sure. Yes. We regularly review our management agreements with our firms and periodically do updates with the management firms. So our most recent update, we transitioned for 2021. At that time the following firms were added, some of which were with us before, but we have Manage Chicago, East Lake, The Habitat Company --</p> <p>The Michaels Organization is one of the firms that manages our mixed-income property. The four firms I'm referencing are the ones who manage our overall public housing portfolio. But we do have a subset of firms specifically at our mixed-income portfolio within public housing. Basically I was saying that we have four key management firms that oversee our general public housing portfolio, but we do have mixed-income property management from our mixed-income properties.</p>
53	Unknown	<p>I understand that. Don't get me wrong. But the flipside of that is y'all need to have a meeting like this for those of us to discuss your management company.</p> <p>But where is it located? Because I haven't gotten anything in the mail concerning that.</p>	<p>Ketsia: So periodically we do have meetings, actually once a month with our tenants. So those meetings are scheduled once a month with our residents. So that's an opportunity for residents to come and express concerns about anything related to our property, as well as anything related to our property management firms. Those are the tenant meetings that we have on a regular basis.</p>
54	Unknown	<p>I am in St. Edmunds, so they do Section 8 and they do CHA. So I just needed to know how would I know about the meetings by me being in a complex where it's private owned.</p>	<p>You can -- everyone has received a green comment card. So any concerns or questions that you may have, if they are not related to the talk of this evening, we can make sure that the appropriate team members that oversee your property can tell you information about when those meetings are at your respective locations.</p>
55	Unknown	<p>Is there a number you can give me?</p>	<p>We'll follow up with you either by phone or e-mail to give you that information, whatever information that you are requesting via your comment card.</p>

56	Unknown	<p>Well, this is not pertaining to us. Y'all are going to do what y'all want to do anyway.</p> <p>She's speaking for all of us. Because I totally feel that way. Because the last meeting that I went to last month was a waste of my time. I filled out the card. I got a call back. I got some little followup. I haven't heard from this gentleman. It's been over a week. He said he was going to get things done last week. Nothing.</p>	
57	Unknown	I want to know if you know, when does the contract end for these management companies, particularly Michaels Organization? That's what I want to know.	The Michaels Organization is one of the property managers that oversees our mixed-income property. I don't have that exact information. But we can follow up with the team members that oversee the contract specifically for the Michaels Organization or any other firm that you are specifically inquiring about.
58	Unknown	I've done that so many times. So now it's time to get to the higher person, the CEO.	<p>If you would please fill out the comment card with your name and your address so we can at least get it to the right person, I would appreciate it.</p> <p>I understand that. And your issue is with the Michaels Organization?</p>
59	Unknown	<p>Ours is not really taken care of. Actually I do some of the work that maintenance is supposed to do. I'm serious.</p> <p>It's like we have to make where we live to be comfortable for us.</p> <p>I lived in a home so I know how to do all of that stuff. But I didn't come here to do that. I'm supposed to be chilling.</p>	
60	Unknown	But then, again, we all have to keep our property, like my space, it's bricks all up in there. So what I do, I just knock on the neighbor's door and tell him I just saw something crawl through that little mice hole. I'll fix it. You fix yours. That will help block it. Because I live there. I try to grow grass. The people just come walk all over the grass, sit on the grass with their chairs. So it depends on how you want to live. You want to take care of where you live at because you want it to look nice. But then you've got some that tear it up, tear it down, and that's the problem.	

61	Unknown	It's not our generation. I can tell you that. It's not the baby boomers. I can tell you that.	
62	Unknown	<p>I know it. I knock on doors now because I feel like my neighbors -- I used to run to housing and talk about it, but they don't live there. They don't care. So we have to care.</p> <p>1. The number was two</p>	1. Can I ask, of the people attending, how many of you are at mixed-income properties?
63	Unknown	<p>Ms. Colinet, I used to go down to 60 East Van Buren every other day trying to find out when they was going to have a meeting. And they never gave me a response. I used to go there every day when Ms. Christora worked in there. She's been there for centuries. I talked to Ms. Robbins. I talked to Ms. -- what's her name at 77 West Jackson? Because I want some answers too since I moved to where I am living at now. But I used to come down there every day in a cab and take the cab back home and use my cab every day.</p>	Where do you live?
64	Unknown	<p>I'm at Southbridge, which they've been building it for two years and they still ain't finished the construction and none of that. I got snatched in the building. Like she said, it's management. I'm trying to figure out where do they get these people from. What is they managing? The building is managing itself. They got one security guard. He only stay on my side where I live at for 15 minutes, and then he go back to the other side where the management's office is and stay the rest of the day. The building maintaining itself.</p> <p>I'm trying to figure out where do they get these people from. What is they managing? The building is managing itself. They got one security guard. He only stay on my side where I live at for 15 minutes, and then he go back to the other side where the management's office is and stay the rest of the day. The building maintaining itself.</p>	
65	Unknown	<p>So bottom line is the proposed changes that you guys are coming up with, that's all well and good. Because we are either going to accept it and stay where we are and pay what we got to pay, or we're not and we're going to leave. But the flipside of that is dealing with we accept your proposals, we accept your changes, we sign our lease, we pay our rent, and all that other stuff that we have to deal with don't nobody deserve that.</p>	

66	Unknown	<p>I should not have had to threaten to call (local news channels) 2, 5, 7, and 9 after having to take a bath standing up in a bathtub because of mold after 45 days. Because all I could get is, we working on it, we working on it. So I found someone, a contractor that my sister knew, who said for \$150 I'll come and take that whole tub out and give you a brand spanking new one and give that receipt to housing. And she looked at me and told me we can't do that. So, okay, let me call 2, 5, 7, and 9 and get me a bathtub. And two days later there was a contractor at my door. So what happened 43 days earlier when I was nice and kind and calm? Because, see, once I get angry, then it's, oh, I'm a senior, so let me call somebody and say this is how a senior is being treated, which I don't like to use that card, but I will if I have to. That's all I'm saying. So we accept all this. This is going to take place no matter what, but what y'all going to do about who we dealing with? Wentworth Gardens which is East Lake.</p>	Which property?
67	Unknown	<p>Q: So what about when you buy your tub, and then they should deduct it from your rent?</p> <p>A: She told me she couldn't do that. Two days later a contractor was standing at my door, coming to take pictures. You don't need to take pictures, I gave you pictures already. But okay, come on in.</p>	
68	Unknown	<p>Then again, I had to go buy my own -- they have it at The Dollar Store. I had to go buy that mold and spray and wipe it myself because they never came. And it was just building up and building up. So I brought it with a sponge. I had to clean it myself.</p> <p>Well, they came and did everything they needed to do so the mold would not grow anymore. All I'm saying is I shouldn't have had to wait that long.</p> <p>Are you with East Lake?</p>	No, I'm with the Chicago Housing Authority. East Lake is one of the management firms that CHA has contracted with to oversee our property.
69	Unknown	<p>But they change the name so much. Because first it was Atta Sites, then it went to Scattered Sites to East Lake. So it was just rolling over to different --</p>	
70	Unknown	<p>I know a lady that just died from mold three weeks ago and lived at East Lake. Three weeks ago. She just died from mold.</p>	

71	Unknown	So at the end of the day, what's going to happen? What are we going to do? How are we going to fix it?	So what I'm going to ask Ketsia, it seems like these questions are primarily related to public housing, whether it's mixed income or something else. So if you can, please, if you didn't do this already, put your name and contact information on the green comment cards because I'll take them back to CHA, and we'll have someone contact you directly. It's not necessarily going to be the same person.
72	Unknown	Our concern is with the management.	I know. But they do report to us. So that is a valid concern. But we do need to know which specific properties it is because we have to follow up with that property manager.
73	Unknown	Because what they doing now, they doing Section 8 people first, and then what's left they'll do CHA. That's what one of the maintenance men told me. So it doesn't really matter. Because Section 8 pays more money than Section 8 (sic).	And that's at St. Edmunds. Okay. So if you don't mind finishing up with the comment cards, I'm going to adjourn the meeting. I think we have everybody's information. It's 6:38. So I'm going to adjourn for a few minutes. I know somebody came in late.