CHICAGO HOUSING AUTHORITY

PROPOSED UPDATES TO THE HOUSING CHOICE VOUCHER (HCV) ADMINISTRATIVE PLAN 4859 SOUTH WABASH AVENUE CHICAGO, ILLINOIS

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

PRESENT:

CHICAGO HOUSING AUTHORITY

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

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

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

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

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CRC.
JENNIFER HOYLE: I think we're going to get started with the hearing.

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

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

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

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

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

Before we begin, I would like to make some introductions. Lizzie Wrangle is our sign language interpreter for today; she's seated at the front of the room. Betty Nieves is our Spanish interpreter; and she's
seated in the second row. And Cathy Rajcan is the court reporter for today's hearing; she's seated at the front of the room, and she'll transcribe the comments made during the hearing.

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

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

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

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

STEVEN FIELD: Thank you, Jenny.

Again, my name is Steven Field, Manager of Policy & Accountability at the HCV Department. I'm going to go through all of the administrative changes from a summary of the overview.
The first change here at the top, the Violence Against Women Act documentation, we added language stating that a person who is a victim of VAWA does not necessarily have to come into the office to submit documentation; we will accept verbal documentation over the phone if in that case there's a health risk for the participant to come into the office.

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

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

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

We did make a change to the Housing Quality Standards process. We changed an item from a regular fail into an emergency life-threatening fail, which would
require a 24-hour -- they have to fix the item within 24 hours as opposed to 30 days. And that fail item is fuel-burning water heater or heating ventilation, or cooling system with missing, damaged or improper or misaligned chimney or venting.

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

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

For the PRA changes, in regards to PRA Site-Based Wait List, the plan clarifies that applicants that decline to apply for or accept an offer of a PRA unit without due cause will be removed from the PRA PVB rating list.
Applicants that have verified good cause for declining to apply or accept a PRA PBV unit will be eligible to move their application to another CHA-managed wait list. Removal from PRA wait list will not affect the applicant's position on a CHA Public Housing or HCV wait list.

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

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

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

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

In addition, there's now language that promotes
emergency applicants who are victims of Federally Declared Disaster as the highest priority for selecting applicants for admission. Also gives victims of Federally Declared Disasters 180-calendar-days exemption from the CHA's Work Requirement.

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

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

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

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

The Plan delineates policy on rent adjustments between regularly scheduled re-examinations. Failure or
delay in reporting may result in retroactive rent increases and will not result in retroactive rent decreases.

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

Thank you.

JENNIFER HOYLE: Thank you, Steven.

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

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

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

BRENDA PERRY: Yes.

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

So we are adjourning for five minutes.

(A short interruption was had.)

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

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

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make your comment.

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

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

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

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

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

In my source-of-income discrimination work I find that the delay in inspections is one of the major barriers for tenants moving to opportunity areas.
Second, we encourage CHA to adopt a policy that recognizes the rights of voucher tenants to withhold rent due to conditions. Just as CHA abates rent, tenants have rights under the city ordinance and state law to withhold rent, which is isn't often recognized in the termination-of-tenancy process.

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

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

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

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

I'm going to hand you the microphone, if you can speak into it, please. Thank you.
BRENDA PERRY: Thank you very much. I'm a housing resident at Lincoln Perry apartments, and that's at 3245 South Prairie Avenue.

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

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

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

We've been neglected. We all seniors. And yet they're getting an additional $200 per unit at fair market value where I was at. And they've cut all of our services: The janitorial services have been cut, everything has been cut.
They're rehabbing apartments and cutting the 
amenities in each apartment.

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

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

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

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

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

And I think it was planned this way. And I say 
so because I think if they put this into effect, that 
they will basically -- especially with the wait list 
changes, I think they will be segregating us 
intentionally. Because you can go from RAD building to
RAD building no problem, but anything else is a problem.

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

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

Thank you very much.

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

BRENDA PERRY: Thank you very much.

JENNIFER HOYLE: Thank you for coming tonight.

And also, again, with your issue with notice being posted, we will also follow up on that; because we rely on the property managers to do the postings and distribution. So if that's not happening, we need to
know about it. So thank you for raising that.

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

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

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

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

BRENDA PERRY: Thank you.

WHICH WERE ALL OF THE PROCEEDINGS HAD AT THE PUBLIC COMMENT HEARING ON THIS DATE.
STATE OF ILLINOIS ) SS:
COUNTY OF DU PAGE )

I, CATHERINE A. RAJCAN, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported stenographically by means of machine shorthand the proceedings had at the public comment hearing aforesaid, thereafter reduced to typewriting via computer-aided transcription under my personal direction, and that the foregoing is a true, complete and correct transcript of the proceedings of said public comment hearing as appears from my stenographic notes so taken and transcribed under my personal direction.

I further certify that my certificate attached hereto applies to the original transcript and copies thereof, signed and certified under my hand only. I assume no responsibility for the accuracy of any reproduced copies not made under my control or direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Wheaton, Illinois, this 24th day of October, 2018.

/s/Catherine A. Rajcan
Certified Shorthand Reporter

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