CHICAGO HOUSING AUTHORITY

PROPOSED UPDATES TO THE HOUSING
CHOICE VOUCHER (HCV)
ADMINISTRATIVE PLAN
60 WEST VAN BUREN
CHICAGO, ILLINOIS

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 17th day of October, A.D.
2018, at 3:07 p.m.

PRESENT:

CHICAGO HOUSING AUTHORITY

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

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

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

MS. JEWELL WALTON, Senior Director of RAD and PBV;

MS. CHERYL BURNS, Deputy Chief of the Housing Choice
Voucher Program.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CRC.
JENNIFER HOYLE: If everyone is ready, I think we're going to go ahead and get started with the hearing.

Good afternoon. My name is Jennifer Hoyle, and I'm the director of Strategic Management & Partnerships for the Chicago Housing Authority. I'd like to welcome you to the third and final public comment hearing regarding proposed changes to the HCV Administrative Plan.

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

The purpose of this meeting is to collect your comments regarding the proposed updates to the Administrative Plan only, 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'm going to make some introductions. First we have Lizzie Wrangle, who is our sign language interpreter for today, seated at the front of the room. Betty Nieves is our Spanish interpreter, also seated at the front of the room. Cathy Rajcan is
the court reporter for today's hearing; she'll be seated at the front of the room and will transcribe comments made during this meeting.

And from CHA we have Cheryl Burns, seated next to me, the Deputy Chief of the Housing Choice Voucher Program; Cary Steinbuck, Director CHA's PRA Program; and Jewell Walton, Senior Director of RAD and PBV Programming.

If after hearing the presentation and reviewing the documents you decide that you'd like to make a comment, please fill out a green comment card. If you'd like to submit a written comment only, but not speak here today, please check the box at the top. Otherwise I'll call your name, and you will be asked to say your comment or question in person here today for the court reporter to transcribe.

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

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

CHERYL Burns: Good afternoon. So these are at the back of the room also if you want to grab one.

So one of the first changes that we're making is
a change to the Violence Against Women Act, the VAWA documentation. So we added language to comply with HUD's new guidance on VAWA that includes accepting verbal statements from victims as opposed to requiring written documentation, if coming to CHA offices would endanger their health or safety.

Additionally, we're changing the Act -- or how we allow adding a household member. Previously an individual could be added to the household only as a result of a domestic partnership under any state law, by current -- or under any state law by a current family member. But now we can allow a current -- any current family member that is declaring themselves to be in relationship with another person to be added to the household.

Transferring Wait List Status, we've added language to clarify that CHA will not permit applicants to give their place on the waiting list to another applicant.

Regarding Wait List Preference, we added a Wait List Preference for Public Housing residents covered under VAWA. In these cases CHA will determine if there's a suitable unit within its portfolio to which the household could be relocated first.
following HQS fail item from a regular fail to a
dlife-threatening deficiency.

Fuel-burning water heater or heating,
ventilation, or cooling system with missing, damaged,
improper, or misaligned chimney or venting.

Moving into a Unit Prior to a Passed Inspection,
we've added language that states the CHA may allow
voucher-holder to move into a unit prior to passing HQS
as long as there are no life-threatening deficiencies.
This won't be implemented immediately, and we do not have
a specific timetable when this change will take place.
However, the initial implementation to this change would
only apply to a small group of voucher-holders who fit
the yet-to-be-determined criteria for this demonstration
program.

Renting from a Relative. We added domestic
partner to the list of relatives that a participant is
prohibited from renting from.

PRA Site-Based Wait List. The CHA Site-Based
Wait List allows applicants to select a PRA, Project
Based Voucher property or property group. The Plan
clarifies that applicants that decline to apply for or
accept an offer of a PRA unit without good cause will be
removed from the PRA PBV wait list. Applicants that have
a verified good cause for declining to apply for or
accept a PRA PBV unit will be eligible to move their application to another CHA-managed site-based waiting list. Removal from the PRA wait list will not affect the applicant's position on the CHA Public Housing or Housing Choice Voucher wait list should they be on multiple lists.

Refusal to apply for or accept an offer of a unit solely because the applicant is waiting for a larger unit for which they might also qualify is not a good cause.

Households that meet HUD's definition under the HEARTH Act have preference for units that offer supportive services for the homeless.

Updates Relative to HUD's Latest RAD Notice. The RAD Project-based vouchers can now account for 100 percent of total units within a given property. This is an increase from 50 percent.

Applicants -- Applicant Category Definitions and Refinement of Ranking Preferences for RAD and PBV Properties, we clarified the definition of homeless persons. Homeless persons are those as defined in the HEARTH Act under HUD and documented as such through the City of Chicago or Chicago's Continuum of Care-Coordinated Entry System.

Promotes emergency applicants who are victims of
Federally Declared Disasters as the highest priority for selecting applicants for admission. Also gives victims of Federally Declared Disasters a 180 calendar day exemption from CHA's Work Requirement.

RAD-Site-Based Wait List Clarifications.
Removes the "First Available" wait list option, as all CHA properties will be covered by a site- or area-specific wait list.

Additional RAD Occupancy Updates and Clarifications, features the minimum and maximum "Number of Persons per Unit" -- "Unit Standard" in a tabular form.

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, pending HUD final rule-making, regarding policy for households with incomes over 120 percent of AMI for two consecutive years. Households earning over 120 percent of AMI for two consecutive years will be charged the greater of the fair -- charged the greater of Fair Market Rent or subsidy for the unit, or 2, be evicted.

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

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 finally, expands and refines the Smoke-Free policy within RAD PBV properties.

JENNIFER HOYLE: Thank you.

So I'm going to move to the public comment portion of the meeting now.

Is there anyone who has a green card who'd like to make a comment right now?

Okay. Is there anyone who just wants to submit -- some additional time?

UNIDENTIFIED INDIVIDUAL: Should we write on the card?

JENNIFER HOYLE: Well, if you're submitting a written comment only, you should write the comment on the card so we know what to respond to. If you actually just want to speak in person, you can just write your name and put the general subject of your comment; you don't need to write the whole thing out, because it will be on the record.

UNIDENTIFIED INDIVIDUAL: I think I rather write it --
JENNIFER HOYLE: Okay. That's fine. Why don't we do this. It seems like people are working on some carts.

It's 3:15 right now. I'm going to adjourn for five minute, we'll reconvene at 3:20; and then if anyone has a card and wants to speak on the record, we can do it then. If you have written comments, I'll collect them at that time. Okay?

So I'm adjourning the meeting at 3:15 until 3:20. Okay.

(A short interruption was had.)

JENNIFER HOYLE: I'm going to reopen the meeting right now. It's 3:20.

So it's 3:20; I'm reopening the public comment meeting on the changes to the HCV Administrative Plan.

Is there anyone who has a green comment card?

Does anyone have a comment card?

If you can raise your hand.

DENISE COOK: Yeah, I do.

JENNIFER HOYLE: Do you want to speak, or do you want to just submit a written commend?

DENISE COOK: I want to speak.

JENNIFER HOYLE: I'm sorry; before you get started -- you can keep your card right now for reference, but could you say your name for the court reporter so it's on the record?
DENISE COOK: And I'm a Section 8 -- well, I don't know if I'm CHA because a lot have changed since I -- since I haven't been here within the decade. So I come -- I've been here trying to come and get answers like every other day. And you -- the people here can vouch for that. But I can't get no answers.

But I just have a question about the homeless part; because I ported from Waukegan, so is like -- you know, it's different. It's observing, it's -- I mean, I just have one question, because I want just to say I'm homeless. I'm no professional at this, but I pretty -- want to get in a place.

And I know it's on here that the disaster victims come first. So I'm just trying to see which is more important, the people in Mexico, or people that's already here. Because that's where -- I mean, that's where --

CARY STEINBUCK: You have a voucher?

DENISE COOK: Yeah.

CARY STEINBUCK: Okay. After this, let me talk and get your phone number; okay?

DENISE COOK: Okay. Thank you.

JENNIFER HOYLE: Okay. So we'll follow up with you directly after the hearing.

DENISE COOK: Okay.
JENNIFER HOYLE: Is there anyone else who wants to make a comment on the record?

Okay. So can you say your -- before you start your comment, say your name for the record so the court reporter has it; and then I will have to collect the green cards when everyone's done. Okay?

So go ahead.

SARA DELGADO: My name is Sara Delgado, and I'm urging the CHA to recognize and explicitly state CHA supports tenants' rights under the RLTO. And we suggest CHA add language to the Admin Plan which shows that they support a tenant's right to invoke their rights and remedies under the RLTO.

We also suggest CHA does not issue an IDT notice to a tenant because they're trying to utilize their rights under the RLTL. And that includes withholding their portion of the rent to make repairs to their unit.

JENNIFER HOYLE: Okay. Thank you.

Is there anyone else who wants to speak today?

Okay. You can go ahead.

Say your name for the record.

BEN GOLDSMITH: Ben Goldsmith. I echo previous comment on the RLTO, so I won't repeat it all verbatim; but I agree that participants need to be able to invoke their rights under RLTO, including withholding rent; and
there should be a statement included in the Admin Plan explicitly and specifically recognizing that.

I would just add to that statement that staff who serve participants should be trained assisting them with that or understanding that. And that it should never be considered a violation of their household obligations, especially if they've spoken to service staff before withholding rent.

I also want to support the change where participants are able to move -- move in if there's a nonlife-threatening HQS fail.

I want to suggest also that if people aren't are living in poor conditions -- and RLTO was one way to deal with it, another way is to be able to move. And it's really difficult to move -- not being able to have an inspection on an occupied unit automatically takes out a lot of the quality apartments in the city, especially mobility areas, off the table as options.

If anyone's rented in competitive markets and hot rental markets, you know you're seeing mostly occupied units.

We know that this can be done, inspections can be done on furnished units by just moving things away from the wall. So I would suggest allowing that for occupied units as well.
JENNIFER HOYLE: Okay. Thank you.

Is there anyone else who wants to make a comment in person on the record?

Okay. Since that's the final comment, I'm going to conclude today's public comment hearing. I do want to mention that the public comment period does continue through October 29th, and we will accept comments by email, fax, mail, and in-person drop-off, if there's anything that anyone wants to submit after today's hearing.

Thank you for coming.

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 26th day of October, 2018.

______________________________
/s/Catherine A. Rajcan
Certified Shorthand Reporter

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