CHICAGO HOUSING AUTHORITY

PROPOSED UPDATES TO THE HOUSING )
CHOICE VOUCHER (HCV) )
ADMINISTRATIVE PLAN )
3916 WEST WASHINGTON STREET )
CHICAGO, ILLINOIS )

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 9th day of October, A.D.
2018, at 11:00 a.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;
MS. JEWELL WALTON, Senior Director of RAD and PBV
Programming.

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,
CSR, RMR, RDR, CRR, CRC.
JENNIFER HOYLE: So, good morning. My name is Jenny Hoyle, I'm the Director of Strategic Management and Partnerships for the CHA. I'd like to welcome you to the first Public Comment Hearing regarding proposed updates to the Housing Choice Voucher Administrative Plan.

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

Before we begin, I'm going to make some introductions. We have a court reporter here who's going to transcribe the meeting; it's Cathy Rajcan, seated at the table with me.

And from the CHA we have Steven Field, the Manager of HCV Policy and Accountability, who's also seated of the table; Cary Steinbuck, Director of CHA's
PRA Program, right over here; and then Jewell Walton, the Senior Director of RAD and PBV Programming.

If you'd like to speak today or submit a written comment after the presentation, you will have to fill out one of the green comment cards that you received when you signed in. If you'd like to submit a written comment only but not speak at the hearing, there's a box you can check on the top of the card.

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. The comment grid will be posted on CHA's website.

So I'm now going to ask Steven Field to provide an overview of the Administrative Plan changes related to the program, and then we'll move on to the public comment part of the program.

STEVEN FIELD: Thank you, Jenny.

So I'm going to go over the changes that we're making; and then if you have any questions afterwards, feel free to go ahead and answer those for you.

So the first one is the Violence Against Women Act documentation. So we added language in the plan to comply with HUD's new guidance on the VAWA, which includes accepting verbal statement from a victim as opposed to written documentation if coming to CHA offices
would endanger their health and safety.

In addition, we made a change to who could be added to a household. Previously an individual could be added the household as a result of a registered domestic partnership under any state law by current family members. CHA is adding to allow any current family member that is declaring themself to be in a relationship with another person.

Transferring wait list status, we added language stating that the CHA will not permit applicants to give their place on the waiting list to another applicable.

We added a wait list preference for Public Housing residents covered under the Violence Against Women Act. In this cases CHA determines if there is a suitable unit within its portfolio in which the household -- I'm sorry, I'll go ahead and repeat that.

So the wait list preference, we added a preference that allows Public Housing residents covered under the Violence Against Women Act, also known as VAWA. In these cases CHA will determine if there's a suitable unit within its portfolio to which the household can be relocated. If not, we would have the authority to provide a voucher to that individual.

We made one change to the -- our Housing Quality Standards inspection process from a regular fail item to
an emergency fail item.

BETTY MYLES: Where you reading at?

 STEVEN FIELD: In the middle of the page where it says "Life Threatening Conditions."

BETTY MYLES: Oh, you didn't read that pardon to know --


So the difference between a regular fail item and a life-threatening fail item is a regular fail item the owner has 30 days to make the repairs; and the life-threatening fail item the owner only has 24 hours.

So the -- this is the fuel-burning water heater or heating, ventilation, or cooling system with missing, damaged, improper, or misaligned chimney or venting will now be considered a life-threatening fail item as opposed to a regular fail item.

And below that, Moving into a Unit Prior to a Passed Housing Quality Standard, also known as HQS, we added language in our plan that would allow us for a participant to move into a unit prior to the unit passing HQS as long as there is no life-threatening fail items.

I do want to reiterate this change is not being made; this language just allows us to do this; and we are currently in the process of coming up with specific criteria for a demonstration program on.
The next one, Renting from a Relative, this is more just a clarification. We added domestic partner to the list of relatives that a participant is prohibited from renting from. Currently an owner in our owner section of Admin Plan says they cannot rent to a domestic partner of theirs. We're just adding that to the family obligations for the participant. There really is no change, it's more of a clarification.

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

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 considered good cause.

And the additional -- the last change is
households in need HUD's definition under the HEARTH Act have a preference for units that offer support services for homeless.

On the back side, these are the Rental Assistance Demonstration changes which are part of the Administrative Plan. RAD's project-based voucher can now account for 100 percent of total units within a given property. This is an increase from 50 percent.

Applicant Category Definitions and Refinement of Ranking Preferences for RAD PVB Properties, the new Plan clarifies 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.

The additional change 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 Disaster a 180-calendar day exemption from CHA's work requirement.

The next, RAD Site Based Wait Clarifications, removes "First-Available" wait list option, as all CHA properties will be covered by a site- or area-specific wait list. This is more of a -- the first-available is not really relevant because the move to the site- or
area-specific wait list.

And then some of the Other Continued Occupancy Updates and Clarification, now features the minimum/maximum Number of Persons Per Unit; specifies that former residents from federally funded housing programs that were evicted due to nonpayment of rent are not permitted to occupy CHA housing; includes language pending HUD find rule-making regarding policy for households with incomes over 120 percent of the Area Median Income for two consecutive years. Households earning over 120 percent of AMI for two consecutive years will, one, be charged for the greater of the Fair Market Rent or the subsidy of the unit, or two, be evicted.

The other clarification, establishes annual re-examination for households with zero income and households enrolled in the Earned Income Disallowance program.

The other next clarification, delineates policy on rent adjustments between regular scheduled re-examination. Failure or delay in reporting may cause a retroactive rent increase and will not result in retroactive rent decreases.

And the additional -- the last clarification expands and refines the smoke-free policy within RAD PBV properties.
Those are an overview of the changes of the Administrative Plan.

Thank you very much.

JENNIFER HOYLE: Thanks, Steven.

So we're going to move on to the public comment portion of this meeting.

So as I said before, the way we proceed is that, if you want to make a comment, you do have to fill out a green comment card. If you want to make a comment in person here today, I will collect your comment card, call out your name, you'll make your comment, and it will be transcribed by the court reporter.

You can also submit a written comment that would also be entered into the comment grid. So we'll take both types of comments.

Is there anyone who has filled out a green comment card?

BETTY MYLES: No.

JENNIFER HOYLE: Okay. So I think what I'm going to do, then -- it's 11:20. I'm going to give everybody about five or so minutes to go over the summary that Steven just read of the changes; I'll reconvene the meeting, and if there are no comments at that time, we'll close the meeting.

If people have comments, we'll then take those
comments. So I will adjourn for five minutes until 11:25
so that people can review the documents they received.
Okay?

(A short interruption was had.)

JENNIFER HOYLE: It's 11:25; I'm going to reopen the
hearing.

So I'm going to start -- I did want to mention
for people in the audience that this is for changes to
the HCV Administrative Plan. So this would apply to HCV
households, PRA households, and RAD households. If you
live in traditional public housing, this document would
not apply to you. So I just wanted to make that clear.

I'm going to start -- I do have a comment card
from Brenda Craig. I'm going to start with Ms. Craig.

I believe you had a question about the domestic
partnership change.

BRENDA CRAIG: Yeah. I don't understand that.

In order -- like I'm living here; so you saying
somebody come and stay with me, it has to be because they
going through domestic thing?

JENNIFER HOYLE: Steven can explain that.

STEVEN FIELD: Yeah. So previously, there's various
ways where someone could be added to someone's voucher.

One of those ways was if they -- that person got
married or entered into a domestic partnership with
another individual.

BRENDA CRAIG: Okay.

STEVEN FIELD: However, this change that we're making now is that someone only has to self-certify to say, I'm in a relationship with X -- this other person; and that individual can be added to the household without getting -- necessarily getting married or entering into a formal domestic partnership.

UNIDENTIFIED: So you're not saying -- you thinking domestic -- when you say domestic, you're thinking violence?

BRENDA CRAIG: Right.

STEVEN FIELD: Yeah, not -- the word "domestic" is not used -- in this context is not relevant; correct.

CARY STEINBUCK: Somebody who got basically married without a legal document. That's a domestic partnership.

BRENDA CRAIG: Oh, okay. Okay. That's what I was thinking.

JENNIFER HOYLE: Okay. Let me -- I'm sorry; did you have a question?

BETTY MYLES: Yes.

JENNIFER HOYLE: Could you say your name for the record?

BETTY MYLES: Betty Myles.

JENNIFER HOYLE: Betty Myles? Okay.
BETTY MYLES: I was going to ask if someone got sick and they needed to stay with you, what about that?

STEVEN FIELD: Would this be temporarily, or permanently?

BETTY MYLES: Well, actually, permanent.

STEVEN FIELD: It depends on the circumstances, but it's -- yes, they could be added, you know, if their -- someone is being added to the household because they -- it's -- they need to be taken care of by the voucher-holder, that would be a way for someone to be added the household; yes, correct.

BETTY MYLES: Thank you.

JENNIFER HOYLE: Okay. The next card I have is from Glenda Gantt.

What age does the person have to be to add to the member's household?

So you need to be added to the member's household?

Does the age matter, Steven?

Do you want to address that?

STEVEN FIELD: It would depend on the specific reason that they're being added.

Are you referring to the one -- the change that we're making here?

GLENDA GANT: Yeah. And then the age. Because
right now I'm caring for my grandchild. And they have rules here: You can't have any overnight stay. So...

STEVEN FIELD: Sure, this -- I mean, specific to this building, I couldn't --

JENNIFER HOYLE: This is RAD.

CARY STEINBUCK: So in terms of --

BRENDA MYLES: They --

CARY STEINBUCK: Go ahead. Go ahead.

VALERIE GRIFFIN: So we asking questions about certain policies they have here, they tell us who -- this is you all's policy. So this is what they're actually telling us from what you -- what you're saying. This is why she's asking the proper question.

If she got -- she got it from them, who said they got it from you guys. So you should be able to answer her question as to if the grandbaby can be added to the lease or not; or why can't she be overnight.

According to the office, they say that's CHA's policy. They say it have nothing to do with them. So --

ANTHONY ROBINSON: Sweep it under the rug.

VALERIE GRIFFIN: So that's why she's asking that question.

GLENDA GANT: She was injured back to back in her daycare. So she won't be going back there. She's going to be with me all day.
And...I don't need any problems with these people. Even if I have to relocate and move to another building. I don't mind doing it. I -- my safety is important as well as hers. She's my grandchild.

JENNIFER HOYLE: So if this is -- I'm sorry; Jewel, do you know the answer to this?

JEWELL WALTON: Yeah. I can speak a little bit to -- so the policy is with visitors, there can be visitors -- and I believe it's more than seven days, I believe.

MARILYN WALTON: They told us seven days.

JEWELL WALTON: Yeah; but more than seven days, you need to have some sort of authorization and approval for that.

But in terms of adding a -- children to the lease here, because it's designated as a senior property, you could not add anyone under the age of 62 to the -- to the lease. Because that would be violating the position of it being a senior building.

VALERIE GRIFFIN: What if it's an emergency, what if the child don't have any other family member?

JEWELL WALTON: I think it can be evaluated on a case-by-case basis. That I can't necessarily speak to; but that can be vetted through your property manager. And if you're not getting the relief there, I can find
out who the portfolio manager is. So that's the CHA person.

GLENDA GANT: I want the information, because if I have to relocate, preparations on moving a kid, especially at my age, and it would take me some time. You know. I don't know --

CARY STEINBUCK: You don't have custody of her; right?

GLENDA GANT: No, I don't.

CARY STEINBUCK: She just wants to stay overnight as a guest some of the time -- or all the time?

GLENDA GANT: Well, now that she's been injured at daycare, she's going to be a here a longer time. She's going to be here all day with me.

CARY STEINBUCK: All day. But not at night.

GLENDA GANT: It will be --

CARY STEINBUCK: We should get a portfolio manager to talk with you.

JENNIFER HOYLE: We'll have someone follow up with you directly on that.

You also mentioned assistance with computer entry of income changes?

GLENDA GANT: Yes.

JENNIFER HOYLE: Is that something we offer through...
JEWELL WALTON: What was the question again?

JENNIFER HOYLE: Maybe you can explain. It says computer entry of income changes?

GLENDA GANT: You have to go online to do everything now. But income changes, you got to report that.

JENNIFER HOYLE: Okay. And you need help with the online assistance; is that --

STEVEN FIELD: Not aware that you have to do that online.

JENNIFER HOYLE: I'm sorry; one person at a time.

VALERIE GRIFFIN: Sometime you go online, like when people, they come in and they want to do application or different type of programming they want to apply for, sometime the application is very confusing, and sometime kind of hard to get to.

Like she was saying, it asks you to do certain functions, but then it won't allow you to do certain functions because administrative -- you know, your online setup is kind of --

GLENDA GANT: Can it be done manually?

VALERIE GRIFFIN: I wish I can show you what I'm talking about.

JEWELL WALTON: I'm not aware of recertifications with income being done online through CHA. They might be some sort of --
VALERIE GRIFFIN: Updates.

JEWELL WALTON: -- affiliate or --

VALERIE GRIFFIN: They have a link on -- we do updates, because I've done it online. Then when I did it online, the reason I kept on getting push back because they never got it. The lady at the office on Van Buren, she said they don't even go to computer, pull up the updates people are doing. That's why they want you to come down and personally do the updates.

But when they got the link online, you can do updates with income, you move. That's why they said they couldn't find me, because I say, well, I went online and changed when I moved away.

They say we don't access that information, so you got to come down here and report.

JEWELL WALTON: Okay. I will --

VALERIE GRIFFIN: They have a link for you to do updates online.

JEWELL WALTON: Okay. I'll have to look into that. I'm not aware of -- this is for updates to --

VALERIE GRIFFIN: So like -- okay. So you got the program -- okay. When I was first -- when I was trying to get my voucher, get into the program, and I stay one place, then I became homeless, I wanted to make sure that wherever I was, they had access to me so they -- they
want to see my letter or call me whatever, they can find me.

JEWELL WALTON: Okay.

VALERIE GRIFFIN: Okay. When I went online to put the information in on the update, it -- somehow she said they didn't pull that information. So they were sending mail to where I wasn't anymore.

And now found out later --

CARY STEINBUCK: This is wait list.

VALERIE GRIFFIN: Yeah. I later had to go downtown in person and do this. And by the time they had -- it was like 20 years later, they said, well, we -- see, and I then -- in years, so they took me off the list.

CARY STEINBUCK: So can I -- let me add on the wait list. So now the CHA wait list for the Housing Choice Voucher and for the Public Housing and for all Senior Housing is online. And everything should be updated on it. Okay?

VALERIE GRIFFIN: Right.

CARY STEINBUCK: If you're having a problem with it, there are outreach centers. There's the one downtown, but I believe we have two other community outreach places that applicants can go, and we'll put those addresses in the comments.

JENNIFER HOYLE: Okay.
CARY STEINBUCK: Okay? Because I don't honestly know what the addresses are, but I believe we have a west office, and I believe we have a south office at the FIC. I think that's the one.

But we'll get those addresses, and we'll put them in our comment grid. And then you could go into that location and update it.

The one thing about the wait list is that now every year you must go in and update.

VALERIE GRIFFIN: Right.

CARY STEINBUCK: Those lists are going to be -- what happens is a list is sent out to a property, and it's old information. Same problem.

And so many people are waiting for housing, don't get called because they're looking for folks that have moved multiple times. So it is the responsibility of the applicant to go on when anything changes, but definitely once a year. And there will be...this open enrollment requirement.

VALERIE GRIFFIN: Right. But that's what I was doing. This is way back in -- because I applied, like, in '94, and I just got housing in 2016. You know what I'm saying?

So -- right. Because I was doing -- but they said go and do your updates. She said they kept -- when
I was going online and putting updates in, at that time they weren't pulling updates from the computer, they were just taking it from -- if you go to office and they give you this paper.

Because I got a whole stack of those I can show you.

CARY STEINBUCK: We just did a massive change to the system this year. So now everything should be more definite. There's a massive change to the wait list process that just happened in 2018.

VALERIE GRIFFIN: Okay. So now it is where they can go -- like she was saying, you can now go online and do updates if your system changes, without having to go to the office. And they do pull those records so they can reverify and make sure this person is still here or they moved on.

CARY STEINBUCK: Yes.

VALERIE GRIFFIN: That way it won't happen to someone getting caught --

CARY STEINBUCK: There will be an annual update.

JENNIFER HOYLE: Right. And I did want to add what Cary said. Like she said, there are places where you can get assistance with entering your information, and we will include those on the response grid.

So if you're having trouble with the online
system, there are places where you can get assistance.

JEWELL WALTON: And I just want to be clear too, this is for the wait list.

CARY STEINBUCK: Right. Not for people now in housing.

JEWELL WALTON: Correct. If you're currently in housing and if you're undergoing a recertification process or need to update your information, you would do that with your property manager.

VALERIE GRIFFIN: Okay.

GLENDA GANT: Okay.

VALERIE GRIFFIN: We going -- okay.

JENNIFER HOYLE: The next comment -- this is from Marilyn Walton -- what does PRA stand for?

PRA stands for Property Rental Assistance, which is CHA's name for project-based vouchers. So it's just our -- our project-based voucher program. It's what CHA calls it.

MARILYN WALTON: Thank you.

JENNIFER HOYLE: And the last comment is from Valerie Griffin regarding someone becoming homeless but having an income, and not by Federally Declared Disaster. Is there a program that could house them immediately or within a six-month period?

Steven, can you speak to whether we have any
preferences currently in place for homeless?

STEVEN FIELD: We do have a preference for homeless which is lumped in with some of our special programs. So -- but you know, unfortunately, CHA does not do emergency housing. So someone, you know -- if needs assistance immediately, housing immediately, that is something that we don't necessarily do. So we have to wait until when vouchers become available, then we would be able to assist those individuals if there are vouchers available at that moment.

JENNIFER HOYLE: And we do -- just to -- because we do work with the City of Chicago and other agencies who provide emergency housing. So when we do get calls or inquiries from people, we do refer them to agencies that can possibly help them if they're homeless or need some kind of emergency housing assistance.

BRENDA CRAIG: Can I get the address where I can go for that?

JENNIFER HOYLE: Sure.

VALERIE GRIFFIN: Okay. So my comment on the homeless, like you -- someone that use the SRO units, single resident -- I was thinking maybe something like that in the instance where if a family becomes, you know, homeless, not due to the natural -- you know, federal disaster, you know, if they had like -- it's like a
temporary program where they could place the family until -- until a unit becomes available for permanent residency.

It may be asking a lot, but it can't hurt. You know, think about something -- a program something like that. You know, just -- not a whole lot of family, but just some, you know, that's --

JENNIFER HOYLE: Right.

CARY STEINBUCK: So any --

VALERIE GRIFFIN: With the income.

CARY STEINBUCK: -- homeless household in the City of Chicago, they should first call 3-1-1; and they will be assigned to one of the homeless service providers. The City of Chicago's department of Family and Support Services is responsible for emergency services, and --

VALERIE GRIFFIN: What was that?

CARY STEINBUCK: City's Department of Family and Support Service, DFSS. And you can all 3-1-1 and ask for homeless service assistance.

Anyone who is tied to a social work agency that provides homeless services will then do a background kind of to see if you're eligible for some of the emergency housing provisions or temporary housing provisions. There is a whole network of it. And will be entered into what's called a Continuum of Care.
For CHA, what we're focused on -- so I'm with the PRA, the property-based programs. We have some projects that are working with homeless agencies. There is a person -- if they are on the continuum of care's wait list -- so they're listed, they're working with a homeless service provider -- and then they're put on that list, we're working with them to give them priority to get into our programs that offer supportive services, to help people to go from homelessness to permanent housing.

VALERIE GRIFFIN: Yeah. And I asked that because I'm part of Chicago Coalition for the Homeless. And we do -- we work with the homeless a lot. You know, we try and find out, you know, how some people became homeless, was it due to circumstances that they did, or whatever. You know, so we try to find housing for them and help them find housing and find different programs that we can -- like we have resources for the people when they come to us, because resources for them to go to where you could check with these people, and in your situation maybe you qualify for their program and vice versa.

So I asked that question if they have some program like in place or --

CARY STEINBUCK: CHA is a partner in the Continuum of Care, and so is the Coalition for the Homeless.

VALERIE GRIFFIN: Yeah. Right. And I work with
them.

CARY STEINBUCK: Yes.

JENNIFER HOYLE: Okay. So I don't have any additional green cards from the audience.

So I just want to mention that this public comment period -- like I said, this goes through October 29th. And there are two additional public hearings: October 11th, this Thursday at the FIC, at 6:00 p.m., and --

VALERIE GRIFFIN: Where is that?

JENNIFER HOYLE: That's 4859 South Wabash -- or is it 43?

STEVEN FIELD: 48.

JENNIFER HOYLE: It is 48. 4859 South Wabash at 6:00 p.m. And then October 17th at CHA headquarters at 3:00 p.m. So that's 60 East Van Buren.

And as I said earlier, we do take comments by email, fax, and in-person drop off, and mail as well.

VALERIE GRIFFIN: The 29th, that's the one on Van Buren? The 29th?

JENNIFER HOYLE: Yeah -- no, that as the 17th at 3:00 p.m. at 60 East Van Buren.

And there is a copy of the public notice at the sign-in table which has the dates and times for all the hearings. They're also posted on CHA's website.
So thank you for attending. I'm going to close out the meeting right now because I don't have any additional comment cards. We will either reach out to you directly or respond to your comments as part of the comment grid.

So thank you for coming today. The hearing is adjourned.

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 22nd day of October, 2018.

/s/ Catherine A. Rajcan__________
Certified Shorthand Reporter

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