EFFICIENCY REPORTING

CHICAGO HOUSING AUTHORITY

PUBLIC COMMENT HEARING

ON THE

FY 2019 MTW ANNUAL PLAN

4859 SOUTH WABASH AVENUE

CHICAGO, ILLINOIS.

TRANSCRIPT OF PROCEEDINGS had in the above-entitled cause on the 16th day of August, A.D. 2018, at 6:00 p.m.

PRESENT:

CHICAGO HOUSING AUTHORITY

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

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

REPORTED BY:

MS. CATHERINE ARMBRUST RAJCAN,

CSR, RMR, RDR, CRR, CRC.
JENNIFER HOYLE: Can everyone hear me?

Super loud? Good evening. We're going to start the hearing now; it's six o'clock.

My name is Jennifer Hoyle, I'm the Director of Strategic Management and Partnerships for the Chicago Housing Authority.

Today is the third and final of three public comment hearings on the proposed FY2019 MTW Annual Plan. The purpose of this hearing is to collect comments on the plan before presenting it to the Board of Commissioners for approval and then submission to HUD.

In addition to voicing your comment here today, residents and community members have the opportunity to submit written comments to the CHA throughout the comment period, which began on July 26th and ends on August 24th, 2018. Copies of the proposed plan are available in summary, and are available at the registration table, and on CHA's website at www.theCHA.org.

If you haven't done so already, please make sure to sign in at the registration table before you leave today.

I'm going to begin by making some introductions, and then I will provide a very brief summary of the plan.

Our sign language interpreter is Amy Kissner, and she's seated at the front of the room. Our Spanish
interpreter is Betty Nieves, and she's available as needed, seated at the back of the room. And Cathy Rajcan is the court reporter; she's seated next to me, and will transcribe the hearing.

If you'd like to speak or submit a written comment, you'll have to complete the green comment card when you signed in. If you don't have one and you want one, raise your hand, and staff will bring you one. If you want to submit a written comment only, but not speak, please check the box at the top of the comment card.

After my presentation, I'll collect the cards and call people one by one to make comments.

I would also note that all of the comments made during the process get a response in the comment grid, whether they're delivered in person or in writing. So if you want to submit something in writing, we'll still get a response.

Okay. So I'm going to briefly summarize the plan before we proceed with public comment.

CHA's required to submit an annual plan to HUD as part of our MTW agreement with HUD, and both the content and format of the plan are based on specific HUD requirements. So the following are some of the highlights from the 2019 plan. Additional details about
all of these items are available in the plan summary on
the plan itself.

As of the end of the 2017, the remaining units
to meet the 25,000 unit goal were in progress or under
construction. Those units will be delivered throughout
2018, and we will meet and then exceed the goal in 2019,
with the projected delivery of an additional 812 units,
including 62 public housing units.

CHA plans 250.5 million in capital expenditures,
and will begin or continue seven major capital projects.
CHA is proposing 97 property dispositions, and all of the
locations are listed in the plan.

CHA is not proposing any property demolitions.
CHA plans to proceed with redevelopment activity at a
variety of sites including but not limited to Harold
Ickes homes, Henry Horner Superblock, LeClaire Courts,
Oakwood Shores, Park Boulevard, and Parkside of Old Town.

CHA is proposing three new MTW activities and
significant changing to four previously approved
activities. The new activities include a single HAP for
noncontiguous PBV properties with the same owner, a
lease-to-own program, and a renewable energy initiative.

The modified activities include the following:
One, changes to the Family Self-Sufficiency program that
would allow for biennial progress reporting; allow
household members other than the head of household to
enroll in the program; and the discontinuation of
interest earned from participant escrow to create a grant
fund.

Two, modifying the exception payment standard
activities to add the location of the unit to criteria
that can be considered to go up to 250 percent for a
reasonable accommodation.

Three, modifying an existing HCV activity that
allows CHA to disregard assets in income calculation
after initial eligibility for the program. CHA is now
proposing to disregard all assets under 50,000 at initial
intake.

And four, a change to the income calculation
hardship exemption that was approved for 2018. This
activity was targeted at heads of household making child
support payments that hinder their ability to pay their
monthly rent portion. CHA is now seeking to expand this
exemption to all working adult household members.

Okay. So that's just a brief summary of the
plan. Again, there's additional information in the plan
summary and in the plan itself.

So we're now going to proceed to the public
comment portion of the meeting. If you filled out a
green comment card, please raise your hand, and we'll
collect it; and then I will call your name to stand up and make your comment.

Please be prepared to comment on the proposed plan only. If you have comments or questions about other issues, fill out the comment card, and we'll have the appropriate staff person contact you.

Okay. So does anyone have a comment card they want to submit?

Just say your name for the record, and then we'll collect the comment cards.

CLAUDICE WARE: I heard you say that there's no -- nothing in the works for demolition at this point, for 2019.

Well, my question is 420 and 430 West North Avenue, those residents are being told they have to leave because of that reason.

JENNIFER HOYLE: Right. Just to be clear, there are demolitions that were submitted as part of previous plans that may be carried out in 2019, but the 2019 plan doesn't list any new demolitions that we're asking for approval for. So there may have been demolition that got approved in 2017 that we're now just getting around to demolishing, but there's nothing that is new for 2019 that we would be demolishing in the future as of yet. Okay?
Is there anything else?

CLAUDICE WARE: Not just yet. I'm still reading.

JENNIFER HOYLE: That's fine.

CLAUDICE WARE: Anybody else?

JENNIFER HOYLE: Are there any other comments right now?

Okay. So this is what I'm going to do. Since Gene left -- and I'm allowed to do this -- it's 6:07 --

I'm going to break until 6:15. And then we'll readjourn and see if anyone has a question that they want to submit at that time. So we'll take a brief 10-minute recess; okay?

Okay. So we won't adjourn. If Francine submitted a card, we'll take care of that.

Do you have --

BRIDGET HOWARD: No, I don't have a card.

JENNIFER HOYLE: Well, do you know what you want to say?

FRANCINE WASHINGTON: My card over there.

JENNIFER HOYLE: We're not going to adjourn because we have one card that somebody has already filled out. Francine Washington.

FRANCINE WASHINGTON: You said you don't comment on this, what you all proposing to change. But I don't figure out -- why should we all take you all proposal?
This is due to the board and others like here need to be changed.

JENNIFER HOYLE: You can comment on the whole plan. Go ahead. I just meant that the purpose of the hearing is to comment on the plan. That's just the subject matter of the hearing. You can go ahead if there's something else that you have to say.

FRANCINE WASHINGTON: Yes. I know we asked before, and you're talking about the hardship. We were talking about the FamilyWorks program. I never did see any black and white for mandatory folks to participate.

CLAUDICE WARE: Thank you.

JENNIFER HOYLE: Is that something you can respond to them?

MARY HOWARD: Yeah.

JENNIFER HOYLE: I'm going to turn the mic over to Mary power.

MARY HOWARD: So that -- this is in the plan. We are waiting for the property office to roll out that with the property management.

CLAUDICE WARE: Make it mandatory --

MARY HOWARD: So it is in the plan, it's in the new -- or version of the ACOP. That safe harbor was extended -- right?

So last year's plan, safe harbor was extended
from 90 days to 180 days, and that services were mandatory for anyone in safe harbor or not compliant; but that hasn't been implemented yet.

FRANCINE WASHINGTON: They need to be completed.

MARY HOWARD: I agree.

CLAUDICE WARE: Can I just ask a quick question?

I'm hearing you say safe harbor. Our residents -- and again, my name is Claudice Ware.

I'm hearing you say safe harbor, but residents, if we want to become self-sufficient, remain lease compliant, whatever, we have to make the program across the board their way. Not just for State Parkway.

MARY HOWARD: Okay. So noted. And let's talk about that. Because that part is not in the plan. Okay?

Let's talk about that and --

FRANCINE WASHINGTON: I want to talk about the disposition of land swap. I don't care about nobody else, I'm talking about -- Park Boulevard, because I have a right to return, and I'm mortified. We worked, we sweated, and got cursed out, spit on, and stepped on to redevelop the State Parkway.

Now the -- it was about bringing a big box. We live in a community. We got all the names across the street, of 39 -- they can build on. We got the -- by the CHA with 3919 South Federal. That's CHA land. That's
for CHA highrise. With the Robert Taylor buildings.

They can build over there. Big box, 33 and -- we live in the community. We're -- all the mixed-income properties, we're close to the community than anyone. We all get along. We laugh and cry together. We fellowship and break bread together. Homeowners, and residents. And market. We bring all the -- the community.

Not supposed to -- they can -- they knock you over the head. They talking trash all of this community. And all the big boxes bring all kind of rules to this community. We don't ask for one, and we don't want one.

All through -- no one else say, or CHA staff -- we try to redevelop the land. Yet still bring big boxes. CHA complain and -- to get the tax credit and Tax Increment Financing?

Why can't you get the developer to just build one building, one project?

We don't like it. It ain't happening. And we're bringing petitions.

JENNIFER HOYLE: Thank you. And I think Gene is aware of your concerns about this. So we will respond in the comment grid.

Do you have any other questions or concerns you want to raise at this time?

FRANCINE WASHINGTON: I have several, but I was
write -- and I did stop to pick up -- I'm going to come to each page. But we -- not what you all talk about, we can't -- talking about when going to press. We can't talk about this stuff that's wrong.

I have no other comments.

JENNIFER HOYLE: Okay. Do you want to make those tonight, or writing?

FRANCINE WASHINGTON: I'm going to send them to the office after I talk about it -- I take my time one by one.

JENNIFER HOYLE: That's fine.

FRANCINE WASHINGTON: And I don't like it. It needs to really change. You come here and comment on that.

They change. It's been over a year and a half I been talking about it. Especially that big box. No way.

JENNIFER HOYLE: So is there anyone right now who actually has a comment card filled out or -- like I said, the option is also to just adjourn if someone's working on a card.

TAMIKA HOLT: About to adjourn, I'm writing the card.

JENNIFER HOYLE: Why don't we just take five minutes, then. Okay?

6:13. We'll come back at 6:18. Okay?

(A recess was had.)
JENNIFER HOYLE: Okay. It's 6:21. I'm going to reopen the meeting, the public comment hearing on the FY2019 MTW Annual Plan.

I do have a comment card from Tamika Holt. So Tamika, if you would like to make your comment on the record, please go ahead.

TAMIKA HOLT: Hi, I'm trying to understand the -- so I have a question about the asset elimination, so -- asset elimination proposal. So I see it says 50,000 or less is totally eliminated.

So I thought it was 100k.

So what -- what changed? What's the new language?

I don't understand. Because if it was already 100k -- so are you asking for it to be 50k?

STEVE FIELD: My name is Steve Field.

What we -- the previous activity just eliminated all assets after par--- a participant came onto the program. And this program, this amendment essentially modifying the activity, will eliminate anything under 50,000.

Before we couldn't -- we did take those into account. So it was never 100,000, it was never part of the policy.

TAMIKA HOLT: I recall some paperwork that said
$100k. But I will look back on it and double-check.

STEVE FIELD: I believe you might be referring to some of the language in the past, because it was not issued as specific guidance. It was something along the lines of that. But that -- we're waiting for HUD to take a look at that.

TAMIKA HOLT: So you don't know when that will be?
STEVE FIELD: That's correct.
TAMIKA HOLT: But you will put out a notice concerning that.
STEVE FIELD: Yes.
TAMIKA HOLT: So concerning the payment standards versus -- so the CHA saying that they're going to not just take the -- take into account to areas that is only identified as mobility areas, so they're going to go on a block-by-block basis on, I guess, the family needs?

So like say if my grandmother is near her medical, you know, the medical institution that she goes to frequently -- because I see the language says that it's taking account other things besides mobility areas. So is that what the language is saying?

STEVE FIELD: So the additional language essentially is -- let me take a step back.

Beforehand we can go up to 200 percent -- 250 percent mark for the standard, if there's a need for
specific accessibility feature in the unit. What the
modification does is gives us a little bit more
flexibility to also take into account location of the
unit.

So for example, if that participant needed to be
in a certain location, near the doctor's office, and the
market required to go up to 200 for -- 50 percent of the
fair market rent, this modification will allow us to do
that.

TAMIKA HOLT: Okay. That's good, then.

So let me put on the record, it's nice to see
that -- things that we previously advocated for being
implemented. The -- the exceptional -- what do you call
it -- the hardship for fathers -- maybe fathers and
mothers that may be paying child support that pretty much
takes away from -- the child support are so high that it
takes away from them being able to pay rent or just pay
utilities. So I see you guys made changes to accommodate
that. So that's good. I commend CHA.

So what I want to know, is there a time frame
for that, or as long as the child support payments are
inactive?

How does that go?

STEVE FIELD: As long as the household member is
providing the documentation that they're paying child
support, that is indefinite.

TAMIKA HOLT: That's good. Okay. That's great.

So that was about it.

Oh, the exceptions. 90 days prior to -- so CHA
does not have to inspect the unit 90 days prior to
another inspection that has already taken place. From my
understanding, this is from the rent control -- so you
moved out. The section that says CHA is authorized to
approve tenancy for a unit that pass inspections within
the previous 90 calendar days without conducting a new
inspection for each request. Or each RTA --

STEVE FIELD: Yeah. Just for the record, this is an
existing activity that, however, we have not implemented
it. So the proposal -- or I'm sorry, what the activity
does in cases where participants submits an RTA, they do
the inspection, for whatever reason -- or they don't move
into the unit. And then another participant within 90
days of the inspection submits an RTA for the exact same
unit, would allow us to use that previous inspection.

But again, just want to make clear that we
have -- that is not implemented as of this moment.

CLAUDICE WARE: Why not?

STEVE FIELD: I'm sorry?

CLAUDICE WARE: I hope not.

STEVE FIELD: Duly noted.
TAMIKA HOLT: Okay. That's a gray area. I think that would come in -- that keeps it offline. This is what I'm saying, one respect -- so two of you guys come for the uniform inspection policy where there is no room for -- what do you call it, for -- for inspectors to pretty much use their own judgment and -- and -- so it's a lot of language to your inspection policies that calls -- causes for them to use their own judgment.

Until you move away from that, then I can see this happening. Because what one inspector -- I seen when one inspector passes, and the other one won't.

STEVE FIELD: Yeah. I mean, unfortunately, try and eliminate as much subjectivity to that. And the -- but unfortunately, just the nature of the inspection, some want -- one inspector interprets something one way, and another, another can -- will interpret the other way.

We try and get -- eliminate the inconsistencies as much as possible. But again, there's no way to completely eliminate. So we understand that that is something that we need to work on and that is -- happens with our inspections.

TAMIKA HOLT: Okay. Thank you.

JENNIFER HOYLE: Thank you.

Is there anyone else who wants to submit a card or has a question?
Okay. I'm sorry, I'm going to pass the mic to you.

FRANCINE WASHINGTON: Francine Washington.

I forgot to ask this.

We done the rent conversion or vouchers out on the street. RAD has been in existence for almost three years now, and it -- rents totaled after the first year that you're not for Section 8 vouchers but traditional housing. We are several -- in the whole city -- RAD one or two years ago is now asking for a Section 8 voucher to move out, and they're not getting the opportunity. I mean, they call, and walking in -- talking about RAD for vouchers. What if we got -- the RAD, and now wants to move?

What is being done?

JENNIFER HOYLE: We will have to respond to that in the comment grid. I do want to note that that question came up at another hearing as well. So I do have someone working on responding to that concern.

FRANCINE WASHINGTON: Thank you.

JENNIFER HOYLE: Okay. And then, I do have one other comment card from Harold Lucas. Okay.

Did you want to speak on the record, then?

HAROLD LUCAS: Yeah.

My name is Harold Lucas; I'm a native Chicagoan.
Born in public housing project, and have been working on -- my name is Harold Lucas. I'm president/CEO of Black Metropolis Convention and Tourism Council. We are destination marketing organization, not for profit, for the historic Bronzeville community.

We seek to empower public housing and low income residents to be able to stay in Bronzeville as emerging internationally significant African-American heritage tourism destination, and to be empowered by entrepreneurial enterprise and wealth creation of visitors, hopefully under the banner of Section 2, which we know about over the years, but it has not been implemented.

I would like to draw your attention -- I have given everybody a copy of this document, the centerfold of the document is a -- a statement about the potential of the South Side of Chicago, State of Illinois, based on our relationship with two presidents: Abraham Lincoln and Mr. Obama; to really turn this unit of the city into a major tourism trail.

What I'm proposing is development projects for the west side of State Street between 18th Street and 67th Street, and from 43rd Street on the lakefront to Stewart Avenue. And both of those boundaries are boundaries that are in the actual Black Metropolis
Heritage Area designation.

So we are -- we have a municipal boundary, we have people who have been displaced from public housing, we have had buildings built on public housing properties that had the owners of those ventures, specifically mayor -- have cashed out on their post. Some people got some jobs; but we're not talking about equity ownership for low income people and breaking the cycle of poverty, which is what the Plan For Transformation should be also about.

So we're inquiring that we're ready, willing, and able to provide that technical assistance to deserving low income people who want to create the economic empowerment to move away from profits, welfare, social service programs.

JENNIFER HOYLE: Okay. Thank you for your input. I do have your handout. That will be part of the record of the hearing, and I'll pass it onto the appropriate people at the CHA. So thank you.

If there are no additional comment cards that anyone wants to submit, I'm going to conclude tonight's hearing.

I do want to note that the public comment period goes through next Thursday, August 24th. And we do have the option of submitting written comments by email, fax,
regular mail, and in-person drop-off if there are any
additional comments that you think of while you're
waiting for the materials.

So thank you very much for coming tonight.

CLAUDICE: Thank you.

WHICH WERE ALL OF THE PROCEEDINGS
HAD AT THE PUBLIC COMMENT HEARING
ON THIS DATE.

(The public comment hearing was
concluded at 11:17 a.m.)
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 August, 2018.

/s/Catherine A. Rajcan
Certified Shorthand Reporter

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