

CHICAGO HOUSING AUTHORITY

1
2
3 PUBLIC COMMENT HEARING)
4 ON THE)
5 FY 2019 MTW ANNUAL PLAN)
6 4859 SOUTH WABASH AVENUE)
7 CHICAGO, ILLINOIS.)
8

9 TRANSCRIPT OF PROCEEDINGS had in the
10 above-entitled cause on the 16th day of August, A.D.
11 2018, at 6:00 p.m.

12 PRESENT:

13 CHICAGO HOUSING AUTHORITY

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

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

18
19 REPORTED BY:

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21 MS. CATHERINE ARMBRUST RAJCAN,
22 CSR, RMR, RDR, CRR, CRC.
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1 JENNIFER HOYLE: Can everyone hear me?

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

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

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

12 In addition to voicing your comment here today,
13 residents and community members have the opportunity to
14 submit written comments to the CHA throughout the comment
15 period, which began on July 26th and ends on August 24th,
16 2018. Copies of the proposed plan are available in
17 summary, and are available at the registration table, and
18 on CHA's website at www.theCHA.org.

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

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

24 Our sign language interpreter is Amy Kissner,
25 and she's seated at the front of the room. Our Spanish

1 interpreter is Betty Nieves, and she's available as
2 needed, seated at the back of the room. And Cathy Rajcan
3 is the court reporter; she's seated next to me, and will
4 transcribe the hearing.

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

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

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

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

21 CHA's required to submit an annual plan to HUD
22 as part of our MTW agreement with HUD, and both the
23 content and format of the plan are based on specific HUD
24 requirements. So the following are some of the
25 highlights from the 2019 plan. Additional details about

1 all of these items are available in the plan summary on
2 the plan itself.

3 As of the end of the 2017, the remaining units
4 to meet the 25,000 unit goal were in progress or under
5 construction. Those units will be delivered throughout
6 2018, and we will meet and then exceed the goal in 2019,
7 with the projected delivery of an additional 812 units,
8 including 62 public housing units.

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

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

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

23 The modified activities include the following:
24 One, changes to the Family Self-Sufficiency program that
25 would allow for biennial progress reporting; allow

1 household members other than the head of household to
2 enroll in the program; and the discontinuation of
3 interest earned from participant escrow to create a grant
4 fund.

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

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

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

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

23 So we're now going to proceed to the public
24 comment portion of the meeting. If you filled out a
25 green comment card, please raise your hand, and we'll

1 collect it; and then I will call your name to stand up
2 and make your comment.

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

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

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

11 CLAUDICE WARE: I heard you say that there's no --
12 nothing in the works for demolition at this point, for
13 2019.

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

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

1 Is there anything else?

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

3 JENNIFER HOYLE: That's fine.

4 CLAUDICE WARE: Anybody else?

5 JENNIFER HOYLE: Are there any other comments right
6 now?

7 Okay. So this is what I'm going to do. Since
8 Gene left -- and I'm allowed to do this -- it's 6:07 --
9 I'm going to break until 6:15. And then we'll readjourn
10 and see if anyone has a question that they want to submit
11 at that time. So we'll take a brief 10-minute recess;
12 okay?

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

15 Do you have --

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

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

19 FRANCINE WASHINGTON: My card over there.

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

23 FRANCINE WASHINGTON: You said you don't comment on
24 this, what you all proposing to change. But I don't
25 figure out -- why should we all take you all proposal?

1 This is due to the board and others like here
2 need to be changed.

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

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

12 CLAUDICE WARE: Thank you.

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

15 MARY HOWARD: Yeah.

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

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

21 CLAUDICE WARE: Make it mandatory --

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

25 So last year's plan, safe harbor was extended

1 from 90 days to 180 days, and that services were
2 mandatory for anyone in safe harbor or not compliant; but
3 that hasn't been implemented yet.

4 FRANCINE WASHINGTON: They need to be completed.

5 MARY HOWARD: I agree.

6 CLAUDICE WARE: Can I just ask a quick question?

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

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

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

15 Let's talk about that and --

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

22 Now the -- it was about bringing a big box. We
23 live in a community. We got all the names across the
24 street, of 39 -- they can build on. We got the -- by the
25 CHA with 3919 South Federal. That's CHA land. That's

1 for CHA highrise. With the Robert Taylor buildings.

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

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

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

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

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

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

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

25 FRANCINE WASHINGTON: I have several, but I was

1 write -- and I did stop to pick up -- I'm going to come
2 to each page. But we -- not what you all talk about, we
3 can't -- talking about when going to press. We can't
4 talk about this stuff that's wrong.

5 I have no other comments.

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

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

11 JENNIFER HOYLE: That's fine.

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

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

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

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

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

24 6:13. We'll come back at 6:18. Okay?

25 (A recess was had.)

1 JENNIFER HOYLE: Okay. It's 6:21. I'm going to
2 reopen the meeting, the public comment hearing on the
3 FY2019 MTW Annual Plan.

4 I do have a comment card from Tamika Holt.

5 So Tamika, if you would like to make your
6 comment on the record, please go ahead.

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

11 So I thought it was 100k.

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

14 I don't understand. Because if it was already
15 100k -- so are you asking for it to be 50k?

16 STEVE FIELD: My name is Steve Field.

17 What we -- the previous activity just eliminated
18 all assets after par--- a participant came onto the
19 program. And this program, this amendment essentially
20 modifying the activity, will eliminate anything under
21 50,000.

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

25 TAMIKA HOLT: I recall some paperwork that said

1 \$100k. But I will look back on it and double-check.

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

7 TAMIKA HOLT: So you don't know when that will be?

8 STEVE FIELD: That's correct.

9 TAMIKA HOLT: But you will put out a notice
10 concerning that.

11 STEVE FIELD: Yes.

12 TAMIKA HOLT: So concerning the payment standards
13 versus -- so the CHA saying that they're going to not
14 just take the -- take into account to areas that is only
15 identified as mobility areas, so they're going to go on a
16 block-by-block basis on, I guess, the family needs?

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

21 So is that what the language is saying?

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

24 Beforehand we can go up to 200 percent -- 250
25 percent mark for the standard, if there's a need for

1 specific accessibility feature in the unit. What the
2 modification does is gives us a little bit more
3 flexibility to also take into account location of the
4 unit.

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

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

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

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

23 How does that go?

24 STEVE FIELD: As long as the household member is
25 providing the documentation that they're paying child

1 support, that is indefinite.

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

3 So that was about it.

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

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

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

22 CLAUDICE WARE: Why not?

23 STEVE FIELD: I'm sorry?

24 CLAUDICE WARE: I hope not.

25 STEVE FIELD: Duly noted.

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

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

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

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

22 TAMIKA HOLT: Okay. Thank you.

23 JENNIFER HOYLE: Thank you.

24 Is there anyone else who wants to submit a card
25 or has a question?

1 Okay. I'm sorry, I'm going to pass the mic to
2 you.

3 FRANCINE WASHINGTON: Francine Washington.

4 I forgot to ask this.

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

15 What is being done?

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

20 FRANCINE WASHINGTON: Thank you.

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

23 Did you want to speak on the record, then?

24 HAROLD LUCAS: Yeah.

25 My name is Harold Lucas; I'm a native Chicagoan.

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

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

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

21 What I'm proposing is development projects for
22 the west side of State Street between 18th Street and
23 67th Street, and from 43rd Street on the lakefront to
24 Stewart Avenue. And both of those boundaries are
25 boundaries that are in the actual Black Metropolis

1 Heritage Area designation.

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

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

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

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

23 I do want to note that the public comment period
24 goes through next Thursday, August 24th. And we do have
25 the option of submitting written comments by email, fax,

1 regular mail, and in-person drop-off if there are any
2 additional comments that you think of while you're
3 waiting for the materials.

4 So thank you very much for coming tonight.

5 CLAUDICE: Thank you.

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

9 (The public comment hearing was
10 concluded at 11:17 a.m.)
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1 STATE OF ILLINOIS) SS:

2 COUNTY OF DU PAGE)

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

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

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

20
21 /s/Catherine A. Rajcan
22 Certified Shorthand Reporter

23 C.S.R. Certificate No. 084-002503.
24
25