

CHICAGO HOUSING AUTHORITY

PUBLIC COMMENT HEARING)
ON THE)
FY 2019 MTW ANNUAL PLAN)
1254 SOUTH LOOMIS STREET)
CHICAGO, ILLINOIS)

TRANSCRIPT OF PROCEEDINGS had in the
above-entitled cause on the 9th day of August, A.D. 2018,
at 2:00 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.

1 JENNIFER HOYLE: I think I'm going to get started
2 with the hearing since it's two o'clock. And I think we
3 have a good enough crowd to get started with.

4 Good afternoon; my name is Jennifer Hoyle. I'm
5 the Director of Strategic Management and Partnerships for
6 the Chicago Housing Authority. Today's the 2nd of three
7 public comment hearings on the proposed FY2019 MTW Annual
8 Plan. The purpose of this hearing is to collect comments
9 on the plan before presenting it to the Board of
10 Commissioners for approval and then submission to HUD.

11 In addition to voicing your comment here today,
12 residents and community members have the opportunity to
13 submit written comments to CHA throughout the comment
14 period, which began on July 26th and ends on August 24th,
15 2018.

16 The plan is available on the CHA's website at
17 www.theCHA.org. We also have copies of the plan
18 available today, and we have a summary of the plan
19 available as well.

20 I would like to note that each section of the
21 summary indicates which pages of the plan it's
22 referencing, so if you want additional information about
23 anything that's described in the summary, you can go to
24 the appropriate section of the plan.

25 If you haven't done so, already please make sure

1 to sign in at the registration table before you leave
2 today.

3 I'm going to begin by making a few
4 introductions, and then I'm going to provide a summary of
5 the plan before we proceed to public comment.

6 So our sign language interpreter isn't here yet.
7 She should be arriving shortly. Her name is Carman
8 Sanders. We do have as Spanish interpreter, Betty
9 Nieves, who's seated over there, available as needed.
10 And Cathy Rajcan is the court reporter, seated next to
11 me, and she'll transcribe the comments made during the
12 hearing.

13 So if you want to speak or submit a written
14 comment, you'll have to complete one of the green comment
15 cards that are available at the registration table.

16 So if you need one and you don't have one, just
17 raise your hand, and we'll bring you one. If you want to
18 submit a written comment only but not speak today, just
19 check the box at the top of the card.

20 So what I'll do is I'll collect the cards at the
21 end of my presentation, and then call people up to make
22 comments.

23 Carman just arrived. She's our sign language
24 interpreter.

25 So I'm going to provide a brief summary of the

1 plan. So this is a very brief summary. It's basically a
2 summary of the summary. So I'm just giving you a
3 high-level overview. But additional information is
4 available in the written summary and the plan itself.

5 CHA is required to submit an annual plan to HUD
6 as part of our MTW agreement with HUD, and the content
7 and format of the annual plan are based on specific HUD
8 requirements. The following are some of the highlights
9 from the 2019 plan. And as I said, additional details
10 about all of these items are available in the summary and
11 the plan itself.

12 As of the end of 2017, the remaining units to
13 meet the 25,000 unit goal were in progress or under
14 construction. Those units will be delivered throughout
15 2018, and we will meet and then exceed the goal in 2019
16 with the projected delivery of an additional 812 units,
17 including 62 public housing units.

18 CHA expects to spend 230.5 million in capital
19 expenditures, and will begin or continue 7 major capital
20 projects. CHA is proposing 97 property dispositions, and
21 all of the locations are listed in the plan. CHA's not
22 proposing any property demolitions as part of the 2019
23 plan.

24 CHA plans to proceed with redevelopment activity
25 at a variety of sites including but not limited to Herald

1 Ickes Homes, Henry Horner Superblock, LeClaire Courts,
2 Oakwood Shores, Park Boulevard, and Parkside of Old Town.

3 CHA is also proposing three new MTW activities
4 and significant changes to four previously approved
5 activities. The new activities include, one, a single
6 HAP for noncontiguous PBV properties with the same owner;
7 two, a lease-to-own program; and three, a renewable
8 energy initiative. So these three activities are
9 entirely new, that we will be doing them for the first
10 time.

11 The modified activities include changes to the
12 Family Self-Sufficiency program, that would allow for
13 biennial progress reporting, would allow household
14 members other than the head of household to enroll in the
15 program, and to discontinue interest earned from
16 participant escrow to create a grand fund.

17 We are also proposing to modify the exception
18 payment standard activity to add the location of the unit
19 to criteria that can be considered to go up to 250
20 percent for a reasonable accommodation. We are proposing
21 a modification to an existing HCV activity that allows
22 CHA to disregard assets and income calculation after
23 initial eligibility for the program. The new proposal is
24 that we will now disregard all assets under 50,000,
25 including at initial intake.

1 And we are -- finally, we are proposing a change
2 to the income calculation hardship exemption, which was
3 an activity that was just approved for 2018. This was
4 targeted at heads of household making required child
5 support payments that hindered their ability to pay their
6 monthly rent portion. We are now seeking to expand this
7 exemption to all working adult household members.

8 Okay. So that concludes my summary. We're now
9 going to proceed to the public comment portion of the
10 meeting.

11 If you filled out a green comment card and would
12 like to make a comment, please raise your hand.

13 BRIDGET HOWARD: Does anyone need a comment card?

14 JENNIFER HOYLE: Okay, I think what I'm going to
15 do -- it's only 5 minutes after 2:00; and I know some of
16 you just picked up the summary. So what I'm going to
17 propose is that we adjourn until 2:15; you can look over
18 the summary, decide if you have any comments or
19 questions. We'll reopen at 2:15. And then if you have
20 comments at that time, we'll take them.

21 We'll try to address them if we can do that at
22 this time. If not, we do address all comments in a
23 comment grid at the end of the process. And if we don't
24 have any comments at that point, we'll adjourn.

25 So right now I'm proposing that we adjourn 'til

1 2:15, so you can consider the documents and decide if you
2 have any questions or comments. And then we'll reopen
3 the meeting at 2:15. Okay?

4 Thank you.

5 (A recess was had.)

6 JENNIFER HOYLE: I have to formally reopen the
7 meeting.

8 So it is 2:16, and I'm going to reopen the
9 public comment hearing on the FY2019 MTW plan. I have
10 two comments that were submitted. One has indicated that
11 she just wants to submit a written comment. But Kimberly
12 Bagget would like to say something on the record. So
13 Kimberly.

14 KIMBERLY BAGGET: I just want to know about -- you
15 know, my mom, she lives in public housing. But how do
16 you get the lease-to-own, and then say like if you're a
17 nonresident, will you be able to apply to lease-to-own in
18 the public housing.

19 JENNIFER HOYLE: Okay. Mary, is that something you
20 feel like -- Mary Howard from our Resident Services
21 office is going to address that question.

22 MARY HOWARD: Sure. So CHA currently owns about 19
23 townhomes located around Jackson and Western. And those
24 would be the only units that would qualify under the
25 lease-to-own program, should we get approval. And so

1 there will be specific criteria around income and -- and
2 credit that will be required for people to apply to take
3 part in that program.

4 As we've indicated in the plan, the priority
5 would be for anyone living in public housing or our HCV
6 population, or anyone on our wait lists. And if no one
7 is from any of those, then we will open it up to eligible
8 persons from the community; so they don't have to
9 currently live in CHA housing.

10 It would be a five-year program that would lease
11 with the rent payments, a portion of those getting
12 escrowed to serve as the downpayment for the townhome.

13 KIMBERLY BAGGET: Okay. So right now is it like --
14 can people go apply at the Jackson and Western to be on
15 the wait list?

16 MARY HOWARD: No. Only because we don't have --
17 this -- this proposal is to ask HUD for permission to do
18 it. And then if we get permission to do it, then we
19 would be rolling it out and informing people how to
20 apply.

21 KIMBERLY BAGGET: Okay. I got one more question.

22 Because I was reading -- I was just skimming
23 through it, actually. Is it possible that you guys can
24 explain more into the EPS, the exception payment
25 standards.

1 JENNIFER HOYLE: Katie Ludwig from our HCV program
2 can address that.

3 KATIE LUDWIG: In the Housing Choice Voucher
4 program, the limit that we place on how much rent we can
5 pay in a given month is called a payment standard. We
6 have in the HCV program, through our MTW authority, in
7 the past HUD has approved us for in certain areas; and in
8 certain cases, we can do an exception payment standard,
9 which means we can pay a slightly higher rent. So the --
10 we have two different kinds of exception payment
11 standards, one is for mobility areas, so areas with lower
12 poverty and lower crime rates. We can go up to 150
13 percent of the HUD fair market rent as a payment
14 standard. So we can pay more than what we would normally
15 pay.

16 And then we can go up to 250 percent of the HUD
17 fair market rent in cases of a reasonable accommodation.
18 So if for instance -- if the unit -- if maybe a person's
19 in a wheelchair, something like that, and they need a
20 unit that has wider doorways and, you know -- that is
21 accessible for them, we could pay a slightly higher rent,
22 up to 250 percent of the fair market rent for that.

23 What we're requesting in this from HUD is to
24 make that reasonable accommodation exception payment
25 standard, the circumstances under which we can offer

1 that, a little bit broader. And not just for the
2 accessibility features of the unit, but also for the
3 location of the unit.

4 So for instance, we get requests a lot of the
5 time that folks would like to live in a certain unit
6 because it's close to their doctor's office, or it's
7 close to where they go for therapy, or their kids are
8 enrolled in a certain school because their kids have a --
9 oh, my gosh, why can't I think of the acronym for -- IEP.
10 Thank you. Their kids have an IEP, and this -- this
11 school that their kids go to support all their social,
12 emotional learning needs and whatnot. And they need to
13 be attending that school; and they would like to live
14 close to that school.

15 We can approve -- you know, if we have
16 documentation from the doctor or medical professional
17 that supports that, we can approve a reasonable
18 accommodation. And if this gets approved, we'd be able
19 to use that higher rent level, if it's needed.

20 It's not -- I should say in all of these cases
21 this is only if it's needed. It doesn't mean that
22 automatically the landlord gets that higher rent. But it
23 means that if the market in that area supports that
24 higher rent, then we would offer that.

25 I should have said that off the bat. None of

1 this is automatic. It's not that landlords go, oh, now I
2 can get this higher rent. It is -- if that's what the
3 going rate is in that area, then we could pay up to that
4 higher amount.

5 Does that help?

6 KIMBERLY BAGGET: I get it. Thank you.

7 UNIDENTIFIED INDIVIDUAL: Okay. Thank you.

8 JENNIFER HOYLE: Okay. I don't have any additional
9 cards for anyone who wants to speak on the record.

10 So the one thing I wanted to mention -- because
11 there are a couple questions at least -- the lease to own
12 is the timing of getting a plan approved. As Mary said,
13 we're asking for permission, the board has to approve the
14 plan, and we submit it to HUD in mid October. There's
15 usually some back and forth with HUD, and they approve it
16 usually in January or February of that year. So we're
17 talking like January, February of 2019 if they approve
18 all of these activities that we -- like the very earliest
19 that there would be any action on the new things that
20 we're proposing. Okay?

21 So if there are no other additional comments or
22 comment cards -- sorry, there's one other person. Oh,
23 you do have -- okay.

24 Okay. La Donna Brown, did you want to speak on
25 the record, or did you want to submit a written comment?

1 LADONNA BROWN: Submit a written.

2 JENNIFER HOYLE: We'll get back to you on the
3 comments after we've read it. There are no additional
4 people who want to speak here today, so I want to close
5 out this hearing.

6 I do want to mention that you have until August
7 24th to comment. You can submit written comments, email,
8 fax, mail, drop off in person at CHA offices if there's
9 something else that you think of. So thank you for
10 attending this meeting today.

11 And we do have another comment hearing next week
12 at the FIC on the 16th at six o'clock. So thank you.

13 And I'm going to adjourn this meeting. Thanks.

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

17 (The public comment hearing was
18 concluded at 2:23 p.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 22th day of August, 2018.

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

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

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