

1 CHICAGO HOUSING AUTHORITY

2 PROPOSED UPDATES TO THE HOUSING)
3 CHOICE VOUCHER (HCV))
4 ADMINISTRATIVE PLAN)
5 60 WEST VAN BUREN)
6 CHICAGO, ILLINOIS)

7 TRANSCRIPT OF PROCEEDINGS had in the
8 above-entitled cause on the 17th day of October, A.D.
9 2018, at 3:07 p.m.

10 PRESENT:

11 CHICAGO HOUSING AUTHORITY

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

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

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

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

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

20 REPORTED BY:

21 MS. CATHERINE ARMBRUST RAJCAN,
22 CSR, RMR, RDR, CRR, CRC.

1 JENNIFER HOYLE: If everyone is ready, I think we're
2 going to go ahead and get started with the hearing.

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

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

13 The purpose of this meeting is to collect your
14 comments regarding the proposed updates to the
15 Administrative Plan only, before this document is
16 presented to the CHA Board for approval.

17 The public comment period began on September
18 28th, and ends on October 29th. Comments will be
19 accepted by mail, email, fax, and in-person drop-off
20 throughout the public comment period.

21 Before we begin, I'm going to make some
22 introductions. First we have Lizzie Wrangle, who is our
23 sign language interpreter for today, seated at the front
24 of the room. Betty Nieves is our Spanish interpreter,
25 also seated at the front of the room. Cathy Rajcan is

1 the court reporter for today's hearing; she'll be seated
2 at the front of the room and will transcribe comments
3 made during this meeting.

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

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

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

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

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

25 So one of the first changes that we're making is

1 a change to the Violence Against Women Act, the VAWA
2 documentation. So we added language to comply with HUD's
3 new guidance on VAWA that includes accepting verbal
4 statements from victims as opposed to requiring written
5 documentation, if coming to CHA offices would endanger
6 their health or safety.

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

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

20 Regarding Wait List Preference, we added a Wait
21 List Preference for Public Housing residents covered
22 under VAWA. In these cases CHA will determine if there's
23 a suitable unit within its portfolio to which the
24 household could be relocated first.

25 Life Threatening Conditions. We changed the

1 following HQS fail item from a regular fail to a
2 life-threatening deficiency.

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

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

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

19 PRA Site-Based Wait List. The CHA Site-Based
20 Wait List allows applicants to select a PRA, Project
21 Based Voucher property or property group. The Plan
22 clarifies that applicants that decline to apply for or
23 accept an offer of a PRA unit without good cause will be
24 removed from the PRA PBV wait list. Applicants that have
25 a verified good cause for declining to apply for or

1 accept a PRA PBV unit will be eligible to move their
2 application to another CHA-managed site-based waiting
3 list. Removal from the PRA wait list will not affect the
4 applicant's position on the CHA Public Housing or Housing
5 Choice Voucher wait list should they be on multiple
6 lists.

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

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

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

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

25 Promotes emergency applicants who are victims of

1 Federally Declared Disasters as the highest priority for
2 selecting applicants for admission. Also gives victims
3 of Federally Declared Disasters a 180 calendar day
4 exemption from CHA's Work Requirement.

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

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

13 Specifies that former residents from any
14 federally funded housing program that were evicted due to
15 nonpayment of rent are not permitted to occupy CHA
16 housing.

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

24 Establishes annual re-examinations for
25 households with zero income and households enrolled in

1 Earned Income Disallowance.

2 Delineates policy on rent adjustments between
3 regularly scheduled re-examinations. Failure or delay in
4 reporting may result in retroactive rent increases and
5 will not result in retroactive rent decreases. And
6 finally, expands and refines the Smoke-Free policy within
7 RAD PBV properties.

8 JENNIFER HOYLE: Thank you.

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

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

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

15 UNIDENTIFIED INDIVIDUAL: Should we write on the
16 card?

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

24 UNIDENTIFIED INDIVIDUAL: I think I rather write
25 it --

1 JENNIFER HOYLE: Okay. That's fine. Why don't we
2 do this. It seems like people are working on some carts.

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

8 So I'm adjourning the meeting at 3:15 until
9 3:20. Okay.

10 (A short interruption was had.)

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

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

15 Is there anyone who has a green comment card?

16 Does anyone have a comment card?

17 If you can raise your hand.

18 DENISE COOK: Yeah, I do.

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

21 DENISE COOK: I want to speak.

22 JENNIFER HOYLE: I'm sorry; before you get
23 started -- you can keep your card right now for
24 reference, but could you say your name for the court
25 reporter so it's on the record?

1 DENISE COOK: And I'm a Section 8 -- well, I don't
2 know if I'm CHA because a lot have changed since I --
3 since I haven't been here within the decade. So I
4 come -- I've been here trying to come and get answers
5 like every other day. And you -- the people here can
6 vouch for that. But I can't get no answers.

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

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

18 CARY STEINBUCK: You have a voucher?

19 DENISE COOK: Yeah.

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

22 DENISE COOK: Okay. Thank you.

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

25 DENISE COOK: Okay.

1 JENNIFER HOYLE: Is there anyone else who wants to
2 make a comment on the record?

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

7 So go ahead.

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

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

18 JENNIFER HOYLE: Okay. Thank you.

19 Is there anyone else who wants to speak today?

20 Okay. You can go ahead.

21 Say your name for the record.

22 BEN GOLDSMITH: Ben Goldsmith. I echo previous
23 comment on the RLTO, so I won't repeat it all verbatim;
24 but I agree that participants need to be able to invoke
25 their rights under RLTO, including withholding rent; and

1 there should be a statement included in the Admin Plan
2 explicitly and specifically recognizing that.

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

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

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

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

22 We know that this can be done, inspections can
23 be done on furnished units by just moving things away
24 from the wall. So I would suggest allowing that for
25 occupied units as well.

1 JENNIFER HOYLE: Okay. Thank you.

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

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

11 Thank you for coming.

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

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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 26th day of October, 2018.

20

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

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

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